



Baldwin County Planning & Zoning Commission Agenda

Thursday, August 1, 2024

4:00 p.m.

Baldwin County Central Annex

Main Auditorium

22251 Palmer Street

Robertsdale, Alabama

[Email:planning@baldwincountyal.gov](mailto:planning@baldwincountyal.gov)

1. **Call to order.**
2. **Invocation.**
3. **Pledge of Allegiance.**
4. **Roll call.**
5. **Approval of meeting minutes:**
 - July 11, 2024, Work Session Minutes
 - July 11, 2024, Meeting Minutes
6. **Announcements/Registration to address the Commission.**

7. Proposed Consent Agenda Items

Staff is proposing that the Planning Commission consent to the following items being considered under one public hearing and without a staff presentation due to the apparent noncontroversial nature of the cases.

a.) PER24-38, Park View PH II

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a one (1) year Extension Request of Preliminary Plat approval of case S-21079, Park View PH II, a 55-lot subdivision.

Location: Subject property is located north of Camellia Road.

b.) CSP24-28, Vertical Bridge Cell Tower

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Plan Approval of the construction of a 2,500 square foot fenced compound for a 195-foot-tall wireless communication tower.

Location: Subject property is located along the Foley Beach Expressway and Roscoe Road.

c.) CSP24-29, Pridmore Storage

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan Approval of the construction of four 11,000 square foot canopies for boat and RV storage.

Location: Subject property is located south of County Road 12 S and west of State Highway 59 in the Foley area.

d.) CSP24-30, Port City Glass Facility

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Commission Site Plan Approval for the construction of a 19,625 square foot glass sales facility.

Location: Subject property is located east of Austin Road and south of County Road 64.

e.) SC24-35, Pine Nest Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary & Final Plat (concurrent) approval for a 4-lot subdivision.

Location: Subject property is located south of Bermuda Lane and southwest of Hunting Club Road in the Seminole area.

f.) SV24-11, Kulman Family Exemption

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting a variance from Article 4.2(a) of the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and a step-granddaughter.

Location: Subject property is located east of County Road 9 and north of Mannich Lane.

8. Consideration of Applications and Requests: Old Business

None.

**9. Consideration of Applications and Requests: Highway Construction
Setback Appeals**

a.) HCA24-03, AmeriFirst Bank

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting an appeal to allow required parking, porch extension and the roof of the drive thru to remain in the Highway Construction setback.

Location: Subject property is located at the intersection of Scenic Highway 98 and County Road 32 in Fairhope.

10. Consideration of Applications and Requests: Rezoning Cases

a.) PRD24-01, Sailor's Landing

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting approval for a Planned Residential Development (PRD) for a 226-site residential development.

Location: Subject property is located south of US Hwy 98 and west of County Rd. 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.

b.) Z24-26, Johnson Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone .40 +/- acres from Residential Single Family District (RSF-1) to Rural District (RR).

Location: Subject property is located south of Keller Road and east of Helton Road in Foley.

c.) Z24-27, Corn Branch, LLC Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 14 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-1).

Location: Subject property is located east of Blueberry Lane and north of Vasko Road in Silverhill.

d.) Z24-29 McCraney Property & PRD24-06, Bear Creek

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 59 +/- acres from Rural Agricultural (RA) to Residential Single Family (RSF-2) and approval for a 132-unit Planned Residential Development (PRD).

Location: Subject property is located east of County Road 83, north of Kichler circle and south of Grubber's Lane.

e.) Z24-30, Childress Property

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting to rezone 8.8 +/- acres from Residential Single Family District (RSF-3) to Residential Single Family District (RSF-4).

Location: Subject property is located on the east side of Raynagua Blvd and west of Rawls Rd.

11. Consideration of Applications and Requests: Subdivision Cases

a.) PUD24-07, Mini Lane

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Final Site Plan approval for a 10-site Planned Unit Development (PUD).

Location: Subject properties are located south of County Road 10 and east of County Road 19, west of Foley.

b.) SPP24-10, Saddlebrook Subdivision

Disclosure of Prior Outside Communication –Pursuant to Article VI, Section15(b), Planning Commission By-Laws

Purpose: The applicant is requesting Preliminary Plat approval for a 339-lot subdivision.

Location: Subject properties are located west of Highway 98 (Greeno Road), south of Wagoner Road and north of County Road 24, near the City of Fairhope.

12. Consideration of Applications and Requests: Commission Site Plan Approval Cases

None.

13. New Business: None

14. Public Comments: None

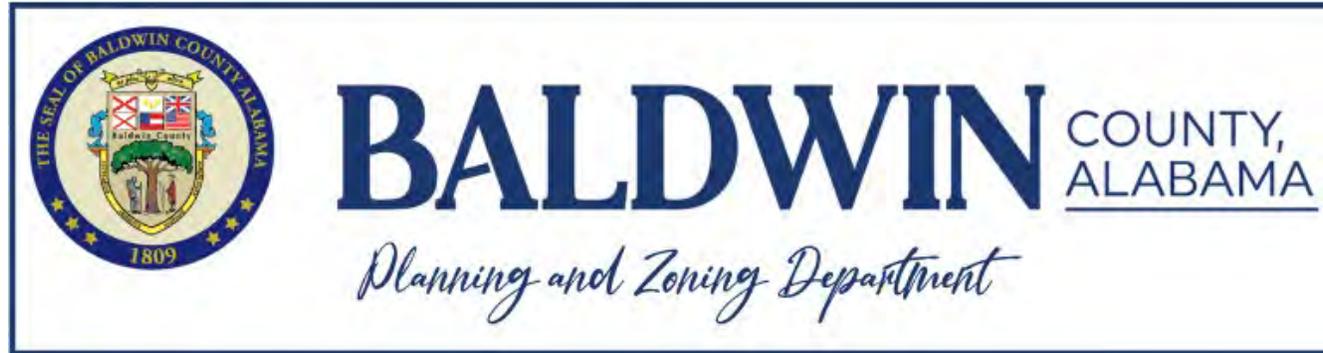
15. Reports and Announcements:

Staff Reports: None

Legal Counsel Report: None

Next Regular Meeting: ***September 5, 2024***

16. Adjournment.



Case No./Name: PER24-38 Park View Ph 2 (Agenda Item 7a.)

Meeting Date: August 1, 2024

Request: Preliminary Plat Extension for case S-21079, PARK VIEW PH 2

Recommendation: Approval with Conditions

Staff Lead: Fabia Waters, Associate Planner

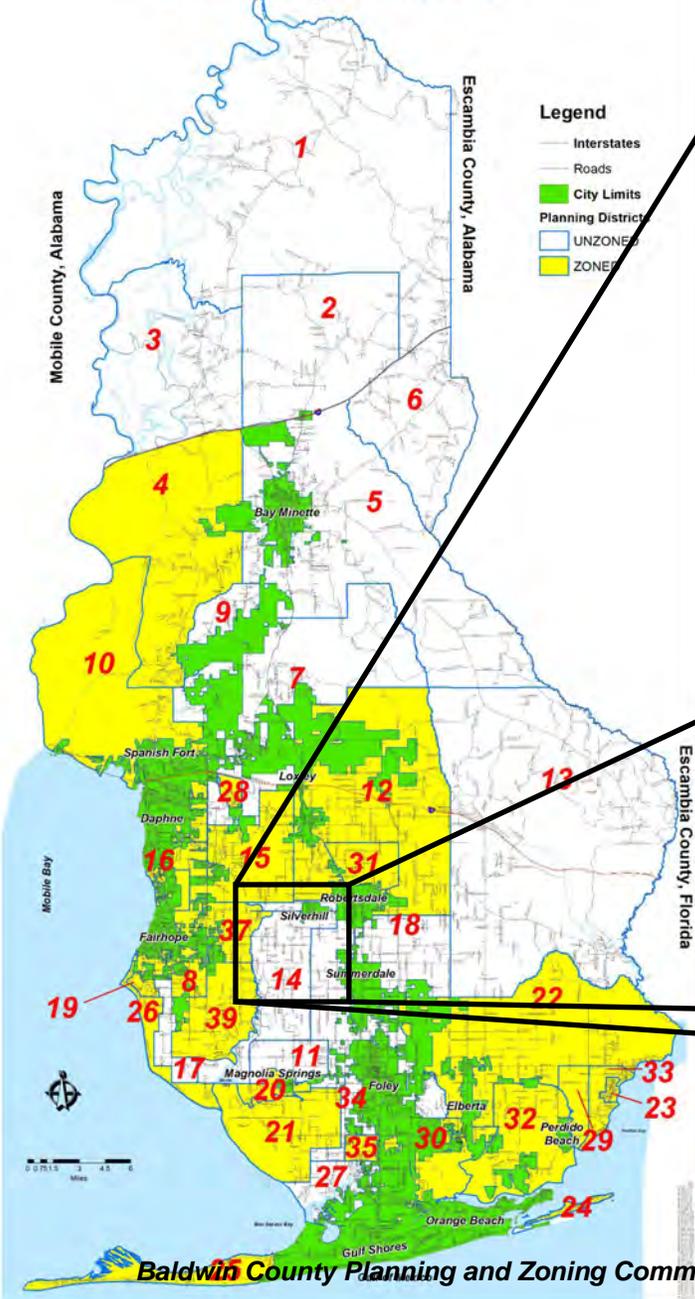
Owner / Developer: R&P Development, LLC 18044 Vaughn RD Summerdale, AL

Surveyor: David Diehl- S.E. Civil

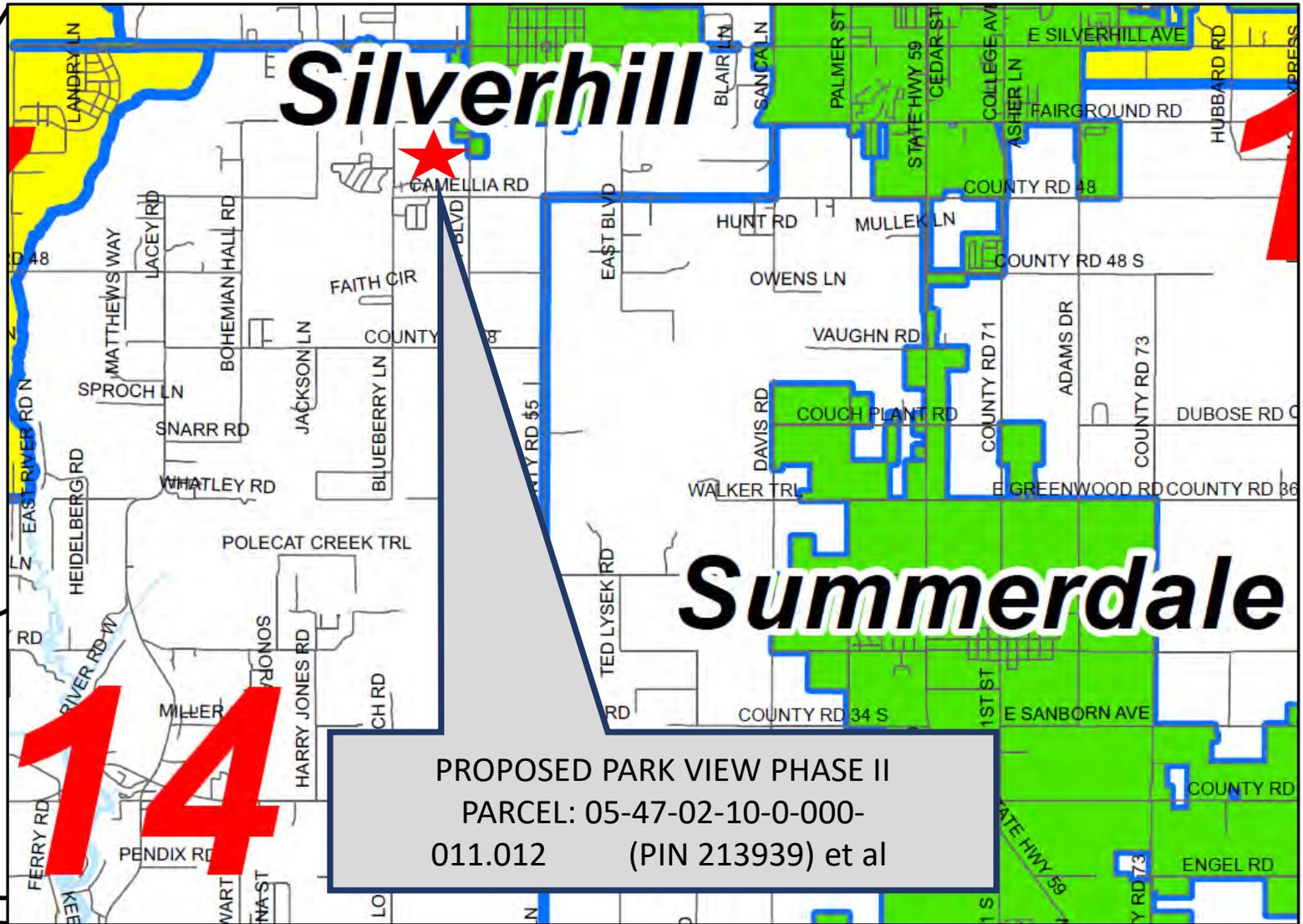
Engineer: Larry Smith- S.E. civil

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Baldwin County, Alabama Planning Districts



- Legend**
- Interstates
 - Roads
 - City Limits
 - Planning District
 - UNZONED
 - ZONED



PROPOSED PARK VIEW PHASE II
 PARCEL: 05-47-02-10-0-000-
 011.012 (PIN 213939) et al

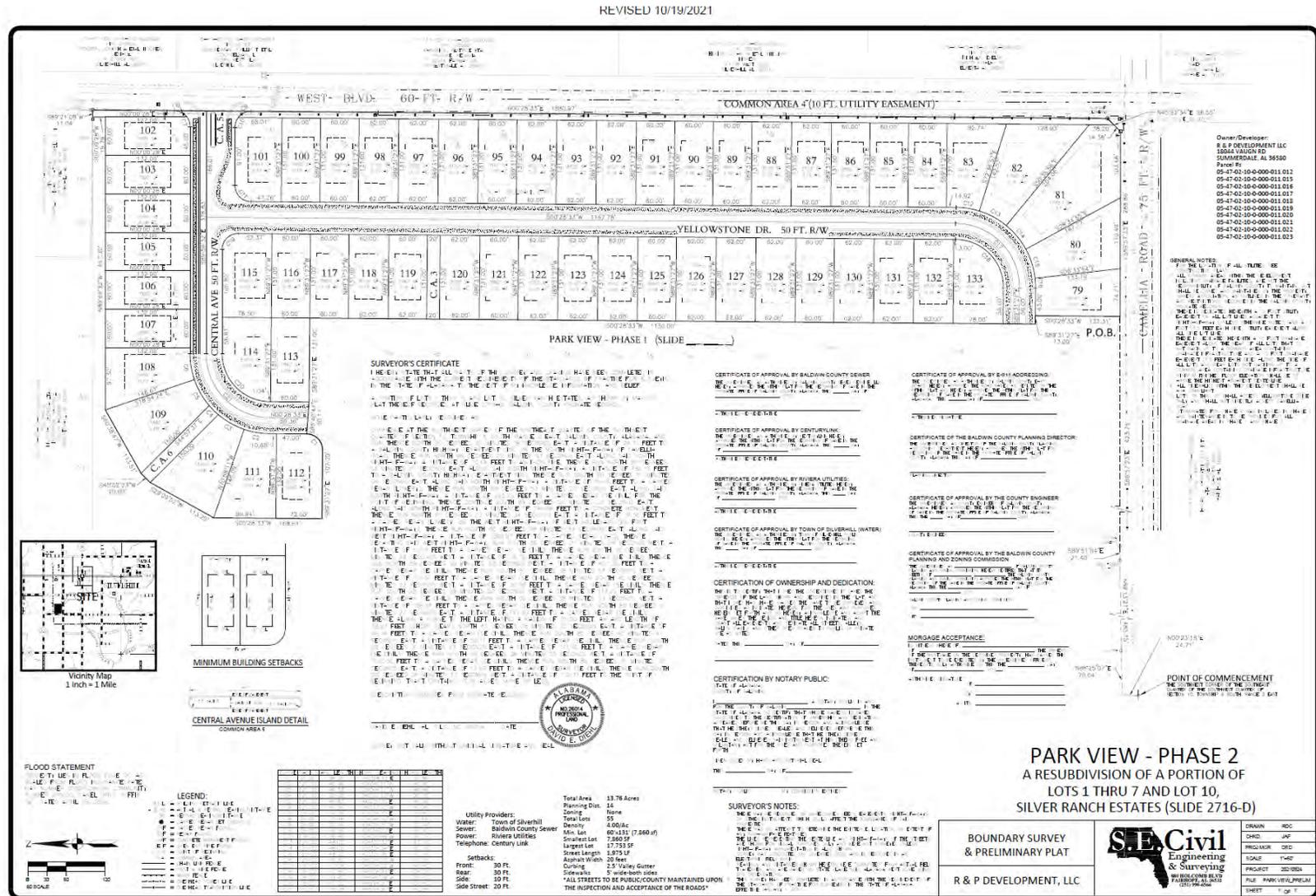
PER24-38 / S-21079 PARK VIEW PHASE 2 PRELIMINARY PLAT EXTENSION

Request before the Planning Commission:

As allowable via section 4.5.3 and 7.2.2 of the Baldwin County Subdivision Regulations, the applicant requests a 1-Year extension of the Preliminary Plat approval related to Park View Phase 2, a 55-lot subdivision originally approved on November 4, 2021, via Case # S-21079

To view maps/plats in higher resolution as well as public comments and supporting documents, please visit the “Upcoming Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/department/s/planning-zoning/meeting-agenda>



S-21079 PARK VIEW PHASE 2 EXTENSION

Utilities Services

Water: *Town of Silverhill Utilities*

Sewer: *Baldwin County Sewer Service*

Electricity: *Riviera Utilities*

Telephone: *Centurylink*

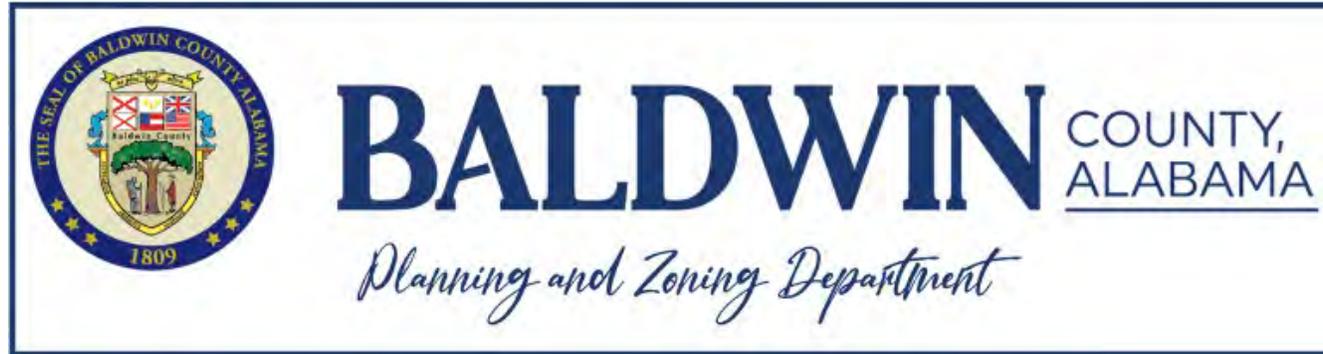


PER24-38 / S-21079 PARK VIEW PHASE 2 PRELIMINARY PLAT EXTENSION

- **Total Property area:** 13.76 acres
 - **Smallest Lot:** 7,860sf
 - **Largest Lot:** 17,753sf
 - **Setbacks:** 30' Front, 30' Rear
10' Side, 20' Street Side
- **A re-subdivision of portions of Lots 1-7 & 10 of *Silver Ranch Estates*** Slide 2716-D
- **Surveyor of Record:** David Diehl,
PLS *SE Civil*
Engineering and Surveying
- **Total Number of Lots:** 55
 - **Development Density:** 4.0 units per acre
 - **Total Street Length:** 1,975 lf
 - To be dedicated to Baldwin County
 - **Sidewalks:** 5' wide both sides of ROW
 - **Owner/Developer:** R&P Development, LLC 18044 Vaughn RD Summerdale, AL

Staff recommends that a one (1) year extension of the Preliminary Plat approval related to case number S-21078 *Park View Phase 2* be **APPROVED** with the following conditions:

1. The **final** one (1) year Preliminary Plat approval extension expires at 4:30 PM CST on Tuesday, November 4, 2025.
 - a. An additional extension of twelve (12) months **is not available** for request.
2. Any expansion or alteration of the development meeting the definition of a “Major Change” as defined by section 4.8(a) shall necessitate additional review by the Planning Commission.



Case No./Project Name: CSP24-28, Vertical Bridge Cell Tower – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7b.)

Meeting Date: August 1, 2024

Applicant: Vertical Bridge LLC, Daniel Pettis

Owner: Sam and Lidia Gerges

Request: CSP Approval of a 2,500 square foot fenced compound for a 195-foot-tall wireless communication tower.

Staff Determination: Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request with conditions and memorialized provisions.

Staff Lead: Brittany Epling

Subject Property Information

Current Use: Agricultural

Size: 25 +/- acres

Location: Subject property is located along the Foley Beach Expressway and Roscoe Road

Address: 6222 Roscoe Road, Gulf Shores, AL 36542

Planning District: 30

Parcel ID #: 05-61-07-26-0-000-003.003

PIN: 623732

Zoning District: RA – Rural Agriculture

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest, or other rural purposes.

Adjacent Property Land Use Table

	Adjacent Land Use	Adjacent Zoning
North	Vacant/Timber	RA, Rural Agricultural District
South	Vacant/Timber	RA, Rural Agricultural District
East	Vacant/Timber	RA, Rural Agricultural District
West	Vacant/Timber	RA, Rural Agricultural District

Staff Analysis and Findings

(a) The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.

The proposed wireless telecommunications facility conforms to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for RA zoning setbacks.

(b) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.

The 2023 Baldwin County Master Plan indicates a future land use potential of Ideal Conservation Preservation and Conservation Development Potential for the area. Conservation Development land use includes developments with low-impact designs and natural areas devoted to passive recreation connected by rural streets with paved shoulders and paths. The proposed use will conserve most of the properties open/natural space and therefore staff believes it is consistent with the Master Plan and the requirements of Baldwin County ordinances.

(c) The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.

The subject property is surrounded by Rural Agricultural Zoning that is vacant and/or mostly timberland. Therefore, staff anticipates no disturbance to the public's welfare or convenience at the specified location.

(d) The proposed use shall not unduly decrease the value of neighboring property.

The current use of the property is rural. Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties.

(e) The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.

The adjacent uses are rural and vacant. The wireless telecommunication facility will be surrounded by landscape buffering along the perimeter of the leased site to assist in any visual impact. Therefore, the proposed use should not impose an excessive burden or negative impact on the

Staff Recommendation and Conditions

As stated previously, the applicant is requesting Commission Site Plan Approval for the construction of wireless telecommunication facility. Staff feels that this is a reasonable request and recommends **APPROVAL*** with the following conditions:

1. Memorialize the following within the approval recommendation:
 - a) Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
 - b) Submission of the approved Commercial Turnout Permit from ALDOT prior to issuance of the CSP Approval.
 - c) Submission of the affidavit from the applicant verifying that no existing sites are available for co-location prior to issuance of CSP Approval.
 - d) The closeout requirements of section 18.9.7 of the zoning ordinance are required and are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new building.
 - i. Submit a digital copy of site plan **as-built drawings**, certified by the appropriate licensed professional engineer or surveyor, to the Planning and Zoning Department,
 - ii. Request a **final site inspection** by the Planning and Zoning Department, and
 - iii. If required, **resolve all outstanding issues** that do not comply with the approved site plan application documents.

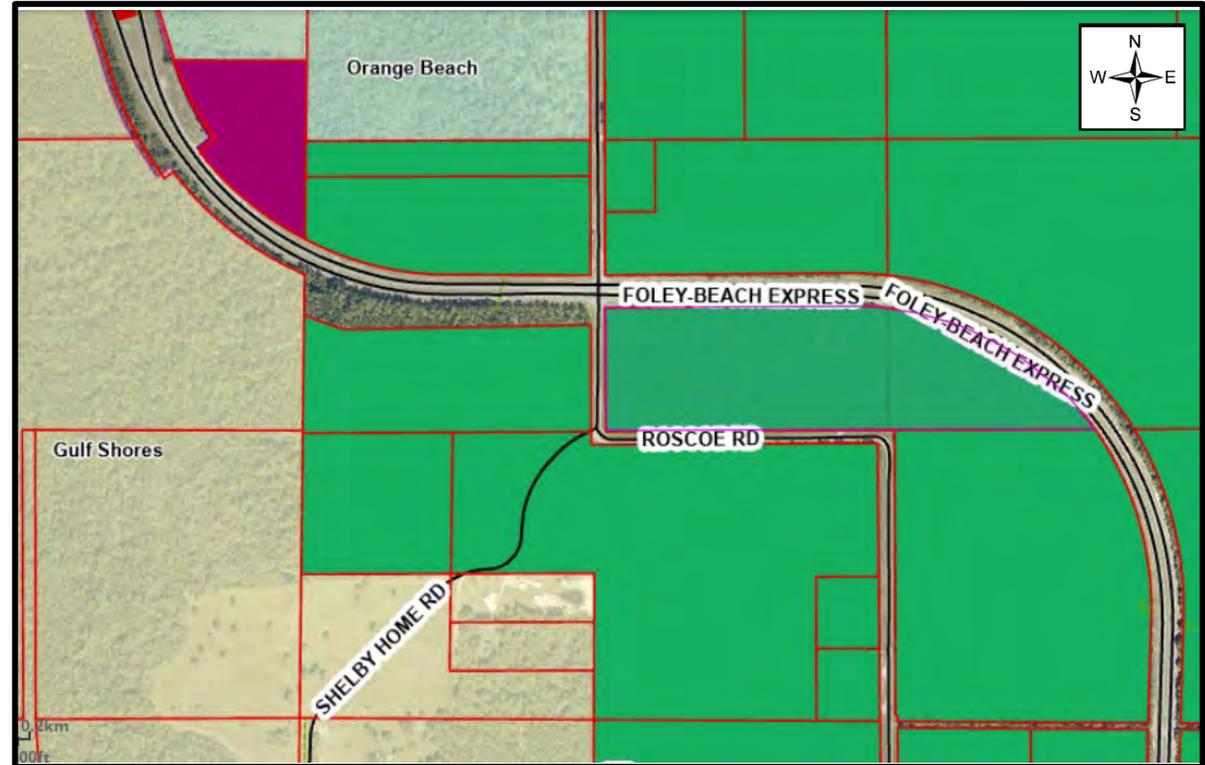
Attachments Included: 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Landscape Plan

Attachment 2: Site and Locator Map

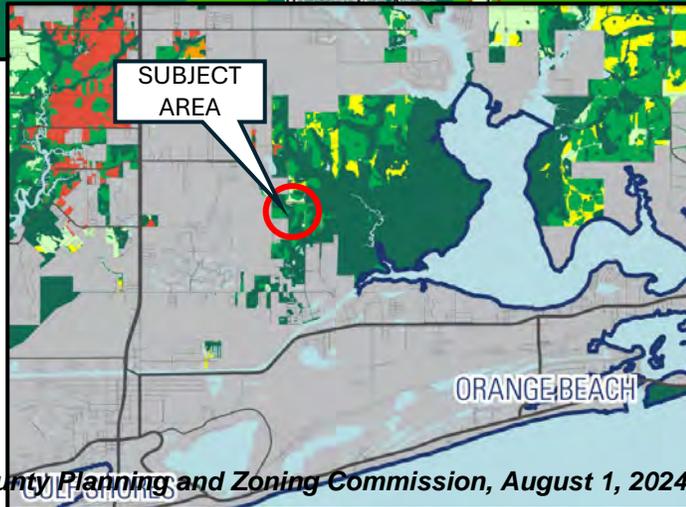
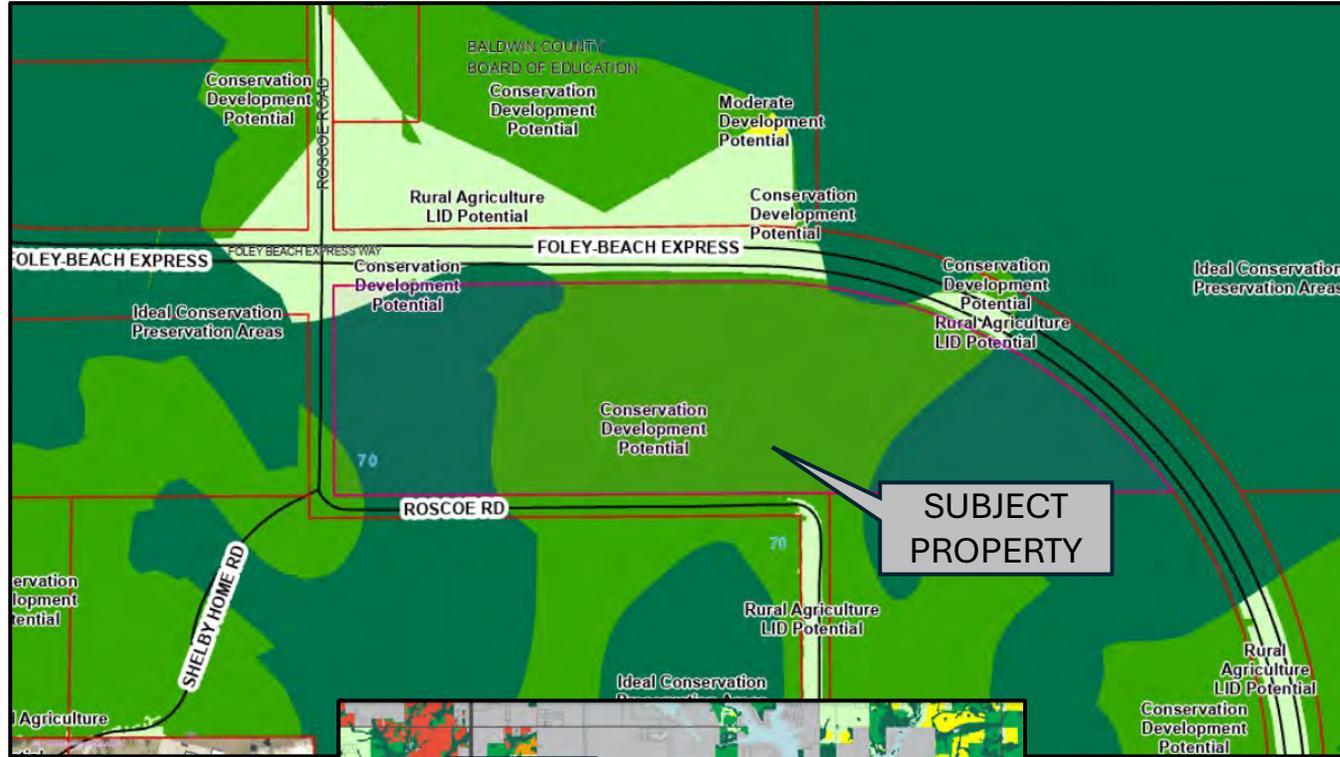
Site Map



Locator Map



MAP 13: FUTURE LAND USE MAP (FLUM)



PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

PRIMARY LAND USES

- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

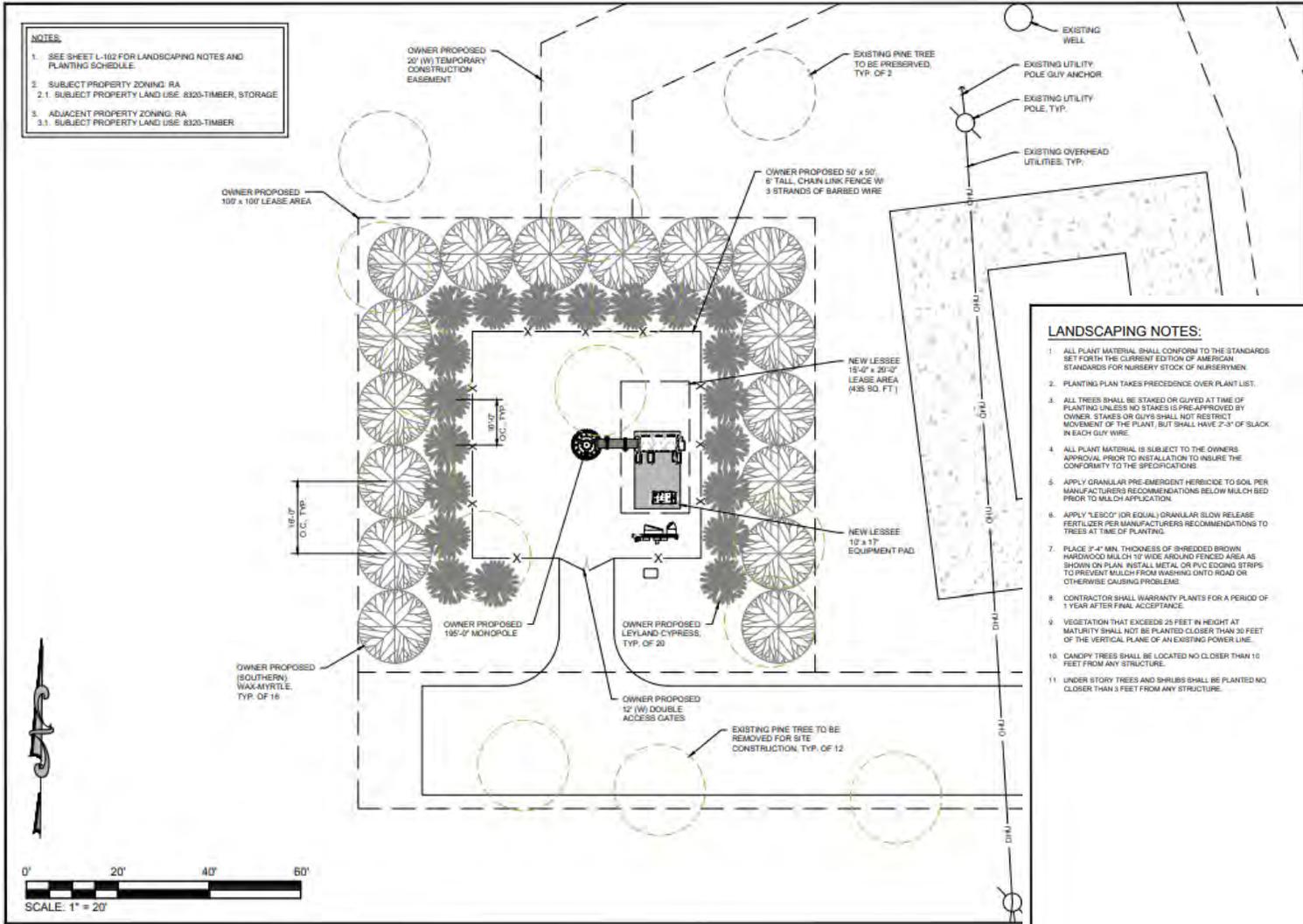
LEGEND

- BALDWIN COUNTY BOUNDARY
 - ROADS
 - MUNICIPAL JURISDICTION
 - WATER BODIES
- ### PLACE TYPES
- IDEAL CONSERVATION/PRESERVATION*
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL

* Includes already protected areas and potential wetland areas.

Data Source: Multiple; Baldwin County (Analysis run by Design Workshop, 2022)

Attachment 5: Landscape Plan



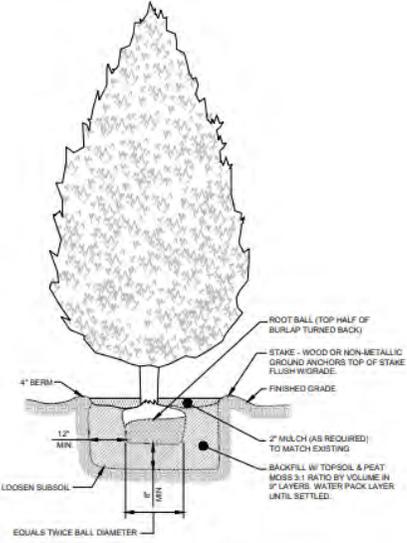
- NOTES:**
1. SEE SHEET L-102 FOR LANDSCAPING NOTES AND PLANTING SCHEDULE.
 2. SUBJECT PROPERTY ZONING: RA
 3. SUBJECT PROPERTY LAND USE: R320-TIMBER, STORAGE
 4. ADJACENT PROPERTY ZONING: RA
 5. SUBJECT PROPERTY LAND USE: R320-TIMBER

LANDSCAPING NOTES:

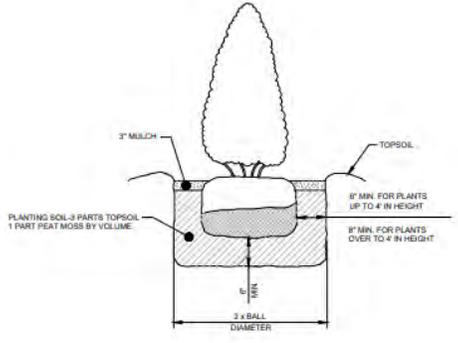
1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK OF NURSERYMEN.
2. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
3. ALL TREES SHALL BE STAKED OR GUYED AT TIME OF PLANTING UNLESS NO STAKES IS PRE-APPROVED BY OWNER. STAKES OR GUYES SHALL NOT RESTRICT MOVEMENT OF THE PLANT, BUT SHALL HAVE 2'-3" OF SLACK IN EACH GUY WIRE.
4. ALL PLANT MATERIAL IS SUBJECT TO THE OWNERS APPROVAL PRIOR TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS.
5. APPLY GRANULAR PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION.
6. APPLY "LESCO" (OR EQUAL) GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
7. PLACE 3'-4" MIN. THICKNESS OF SHREDDED BROWN HARDWOOD MULCH 10' WIDE AROUND FENCED AREA AS SHOWN ON PLAN. INSTALL METAL OR PVC EDGING STRIPS TO PREVENT MULCH FROM WASHING ONTO ROAD OR OTHERWISE CAUSING PROBLEMS.
8. CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.
9. VEGETATION THAT EXCEEDS 25 FEET IN HEIGHT AT MATURITY SHALL NOT BE PLANTED CLOSER THAN 30 FEET OF THE VERTICAL PLANE OF AN EXISTING POWER LINE.
10. CANOPY TREES SHALL BE LOCATED NO CLOSER THAN 10 FEET FROM ANY STRUCTURE.
11. UNDER STORY TREES AND SHRUBS SHALL BE PLANTED NO CLOSER THAN 3 FEET FROM ANY STRUCTURE.

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CALIPER	TYPE	SPACING	PLANTING HEIGHT	PLANTING WIDTH	MATURE HEIGHT	MATURE SPREAD	SUNLIGHT	SOIL CONDITIONS	SYMBOL	REMARKS
20	<i>X Cupressus sp.</i>	Leyland Cypress	NA	UNDERSTORY EVERGREEN	10 FT. O.C.	8 FT. (MIN.)	NA	25-30 FT.	18 FT.	FULL OR PARTIAL	ADAPTABLE		FULL TO BASE
15	<i>Myrica aspera</i>	(Southern) Wax-Myrtle	NA	SHRUB EVERGREEN	5 FT. O.C.	2.5 FT. (MIN.)	NA	15-20 FT.	18 FT.	FULL OR PARTIAL	ADAPTABLE		MUST BE 1 GAL. CONTAINER MIN.



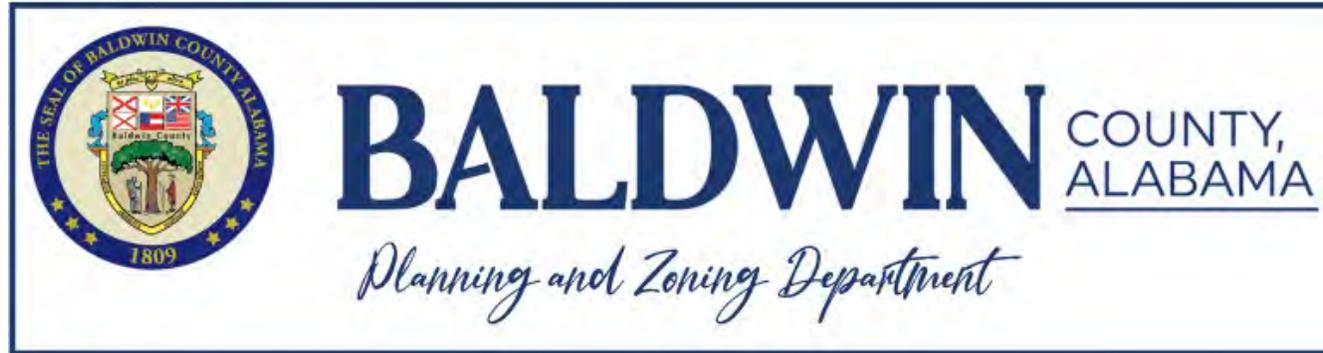
EVERGREEN TREE



EVERGREEN SHRUB

NOTES:

1. EVERGREEN TREE SHALL BE MIN. 2'-2" (H) X 5'-4" (W) AT TIME OF PLANTING.
2. EVERGREEN SHRUB SHALL BE A MIN. 2'-4" (H) X 5'-4" (W) AT TIME OF PLANTING.



Case No./Project Name: CSP24-29, Pridmore Storage – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7c.)

Meeting Date: August 1, 2024

Applicant: Lieb Engineering Company – Chris Lieb

Owner: Pridmore Storage, LLC – Joey Pridmore

Request: CSP approval for the construction of four (4), 11,000 square foot canopies for boat and RV storage

Staff Determination: Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends the request be approved with conditions as outlined in the report.

Staff Lead: Cory Rhodes

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Subject Property Information

Current Use: Vacant

Size: 8.10 acres

Location: The subject property is located south of County Road 12 S and west of State Highway 59 in the Foley area

Address: 0 County Road 12 S, Foley, AL 36535

Roads: County Road 12 S is a paved, County-maintained road

Planning District: 35

Parcel ID #: 05-61-04-17-0-001-001.000

PIN: 82831

Zoning District: RA, Rural Agricultural

This zoning district provides for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

Future Land Use: (See Attachments)

- Recommends Rural / Agriculture / LID Development Potential

Adjacent Property Land Use Table

	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural	House of Worship & Residential
South	RSF-E, Residential Single-Family Estate	Residential
East	RA, Rural Agricultural	Commercial
West	RA, Rural Agricultural	Vacant

ANALYSIS:

Section 18.9.5 Standards for approval. A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** With the request that a Common Move of Property Line be a condition upon approval to satisfy the requirements of Section 13.14.2.(e.)1, the proposed Site Plan for open air storage canopies totaling 44,000 square feet conforms to the requirements of the zoning ordinance.
- 2) **The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The 2023 Baldwin County Master Plan indicates a future land use potential of Rural / Agriculture / LID Development for the property. Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. The proposed use conforms to the Master Plan.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public’s convenience at the specific location.** The use should not detract from the public’s convenience at the planned location. Boat and RV Storage Facilities are permitted with Commission Site Plan Approval in RA zoning.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is not aware of any data or information that indicates the proposed use will decrease the value of neighboring properties. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are primarily agricultural and commercial. The proposed open air storage facility should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

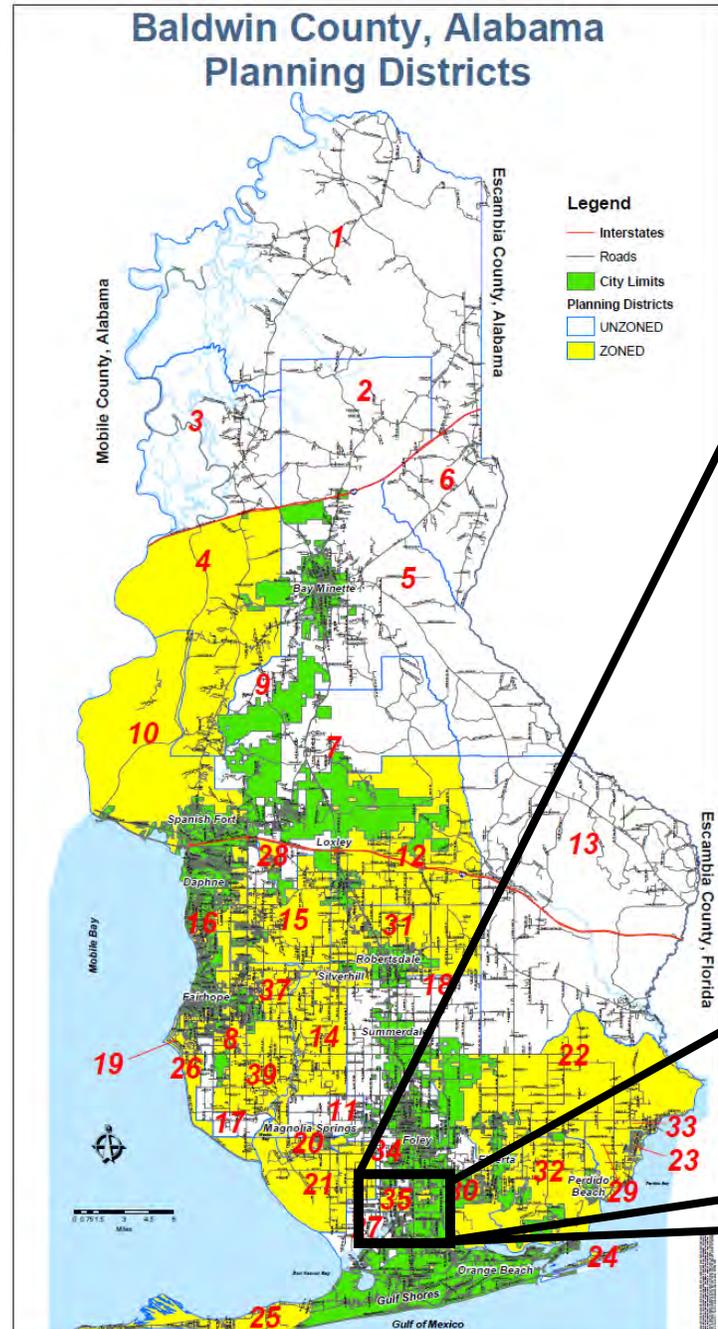
Attachments Include: 1) County Planning District Map, 2) Site and Locator Map, 3) Future Land Use Map (FLUM), 4) Site Plan, 5) Ingress / Egress, and 6) Landscape Plan

STAFF RECOMMENDATION: Staff recommends that case number CSP24-29, Pridmore Storage, be **APPROVED with the following conditions and memorialized provisions:**

1. Approval of a Common Move of Property Line in order to meet the requirements of Section 13.14.2(e.)1 of the Baldwin County Zoning Ordinance shall be obtained before issuance of CSP approval.
2. Staff requests the Building Permit 180-day deadline required by Section 18.2.4 be increased to one (1) calendar year from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant prior to approval of any building permits
3. A CBMPP was provided with the application and replaces the requirement for a separate Land Disturbance Permit via approval of CSP24-29.
4. The closeout requirements of Section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed building.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
5. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that Section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
6. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
7. Per Section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

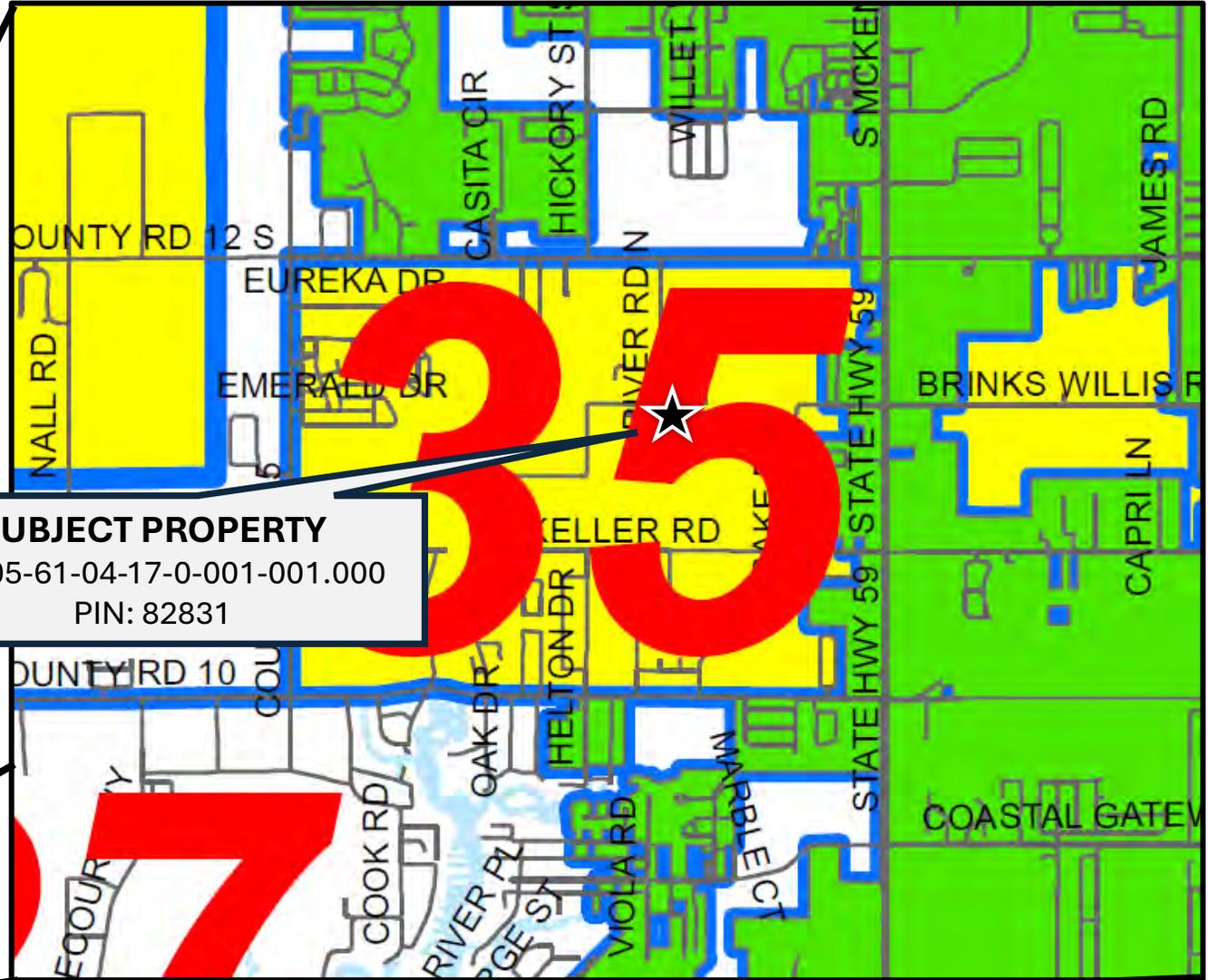
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Baldwin County, Alabama Planning Districts



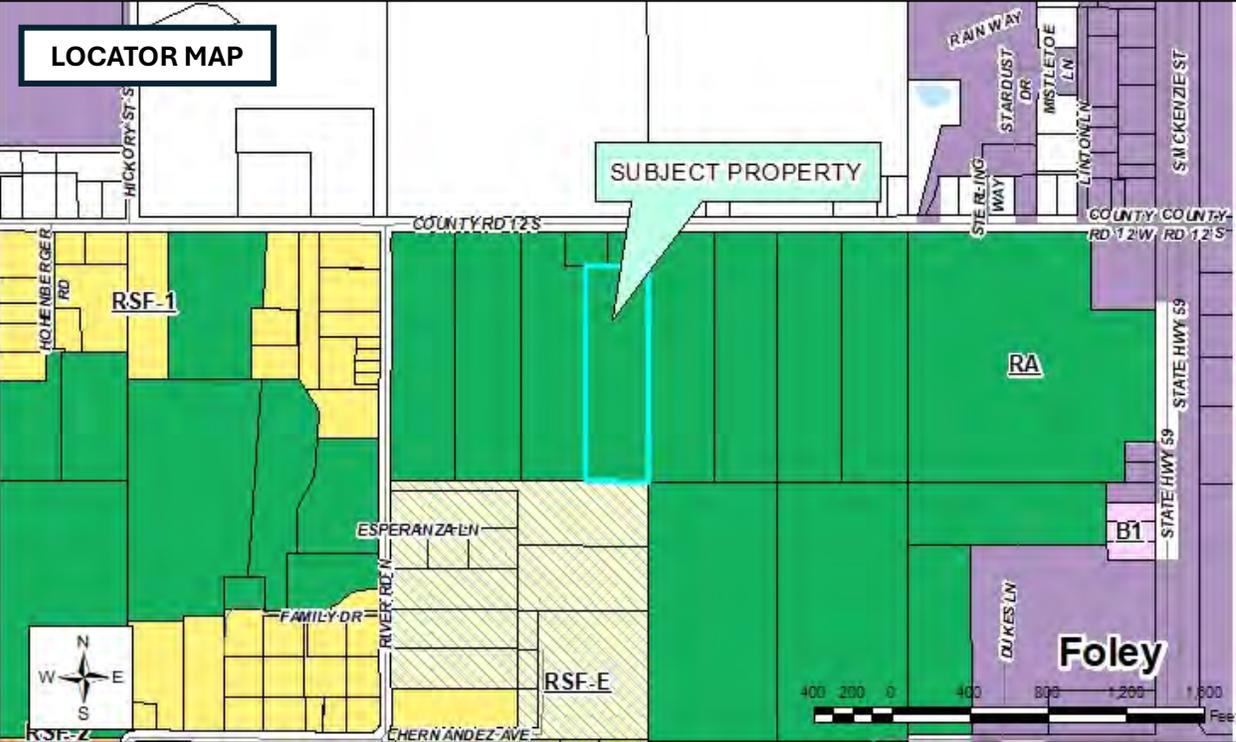
- Legend**
- Interstates
 - Roads
 - City Limits
 - Planning Districts
 - UNZONED
 - ZONED

Attachment 1: County Planning District Map

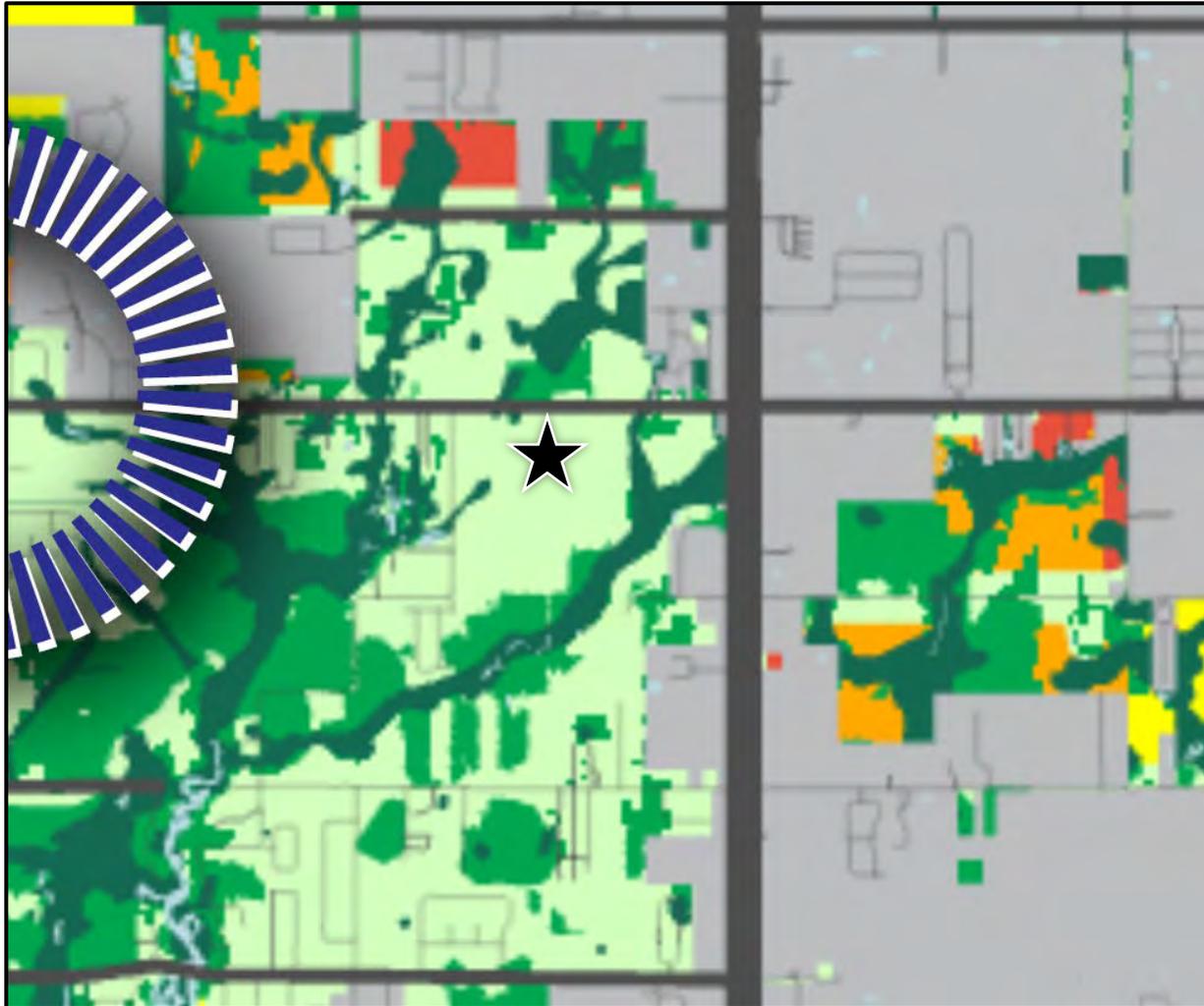


SUBJECT PROPERTY
PID: 05-61-04-17-0-001-001.000
PIN: 82831

Attachment 2: Locator and Site Maps



Attachment 3: Future Land Use Map



FUTURE LAND USE MAP (FLUM)

LEGEND

- | PLACE TYPES | NODE TYPES |
|------------------------------------|------------------------------|
| IDEAL CONSERVATION/PRESERVATION | RURAL CROSSROADS CENTER |
| CONSERVATION DEVELOPMENT POTENTIAL | NEIGHBORHOOD CENTER |
| RURAL/AGRICULTURE/LID POTENTIAL | VILLAGE CENTER |
| MODERATE DEVELOPMENT POTENTIAL | URBAN MIXED-USE CENTER |
| MID-DENSITY DEVELOPMENT POTENTIAL | COMMERCIAL/INDUSTRIAL CENTER |
| HIGH-DENSITY DEVELOPMENT POTENTIAL | |
| MUNICIPAL JURISDICTIONS | |

FUTURE LAND USE MAP (FLUM)

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural crossroads, rural centers or nodes could allow for a combination of retail and service uses.

PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

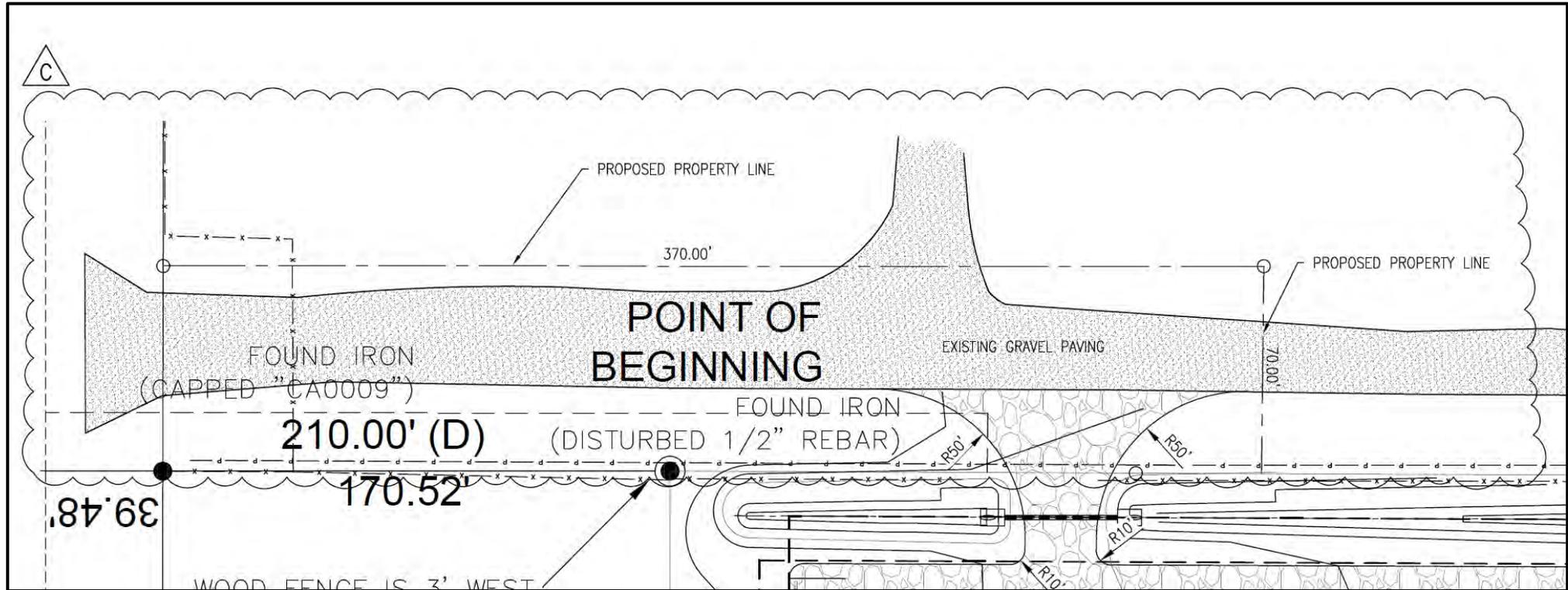
- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

PLACE TYPE CATEGORIES

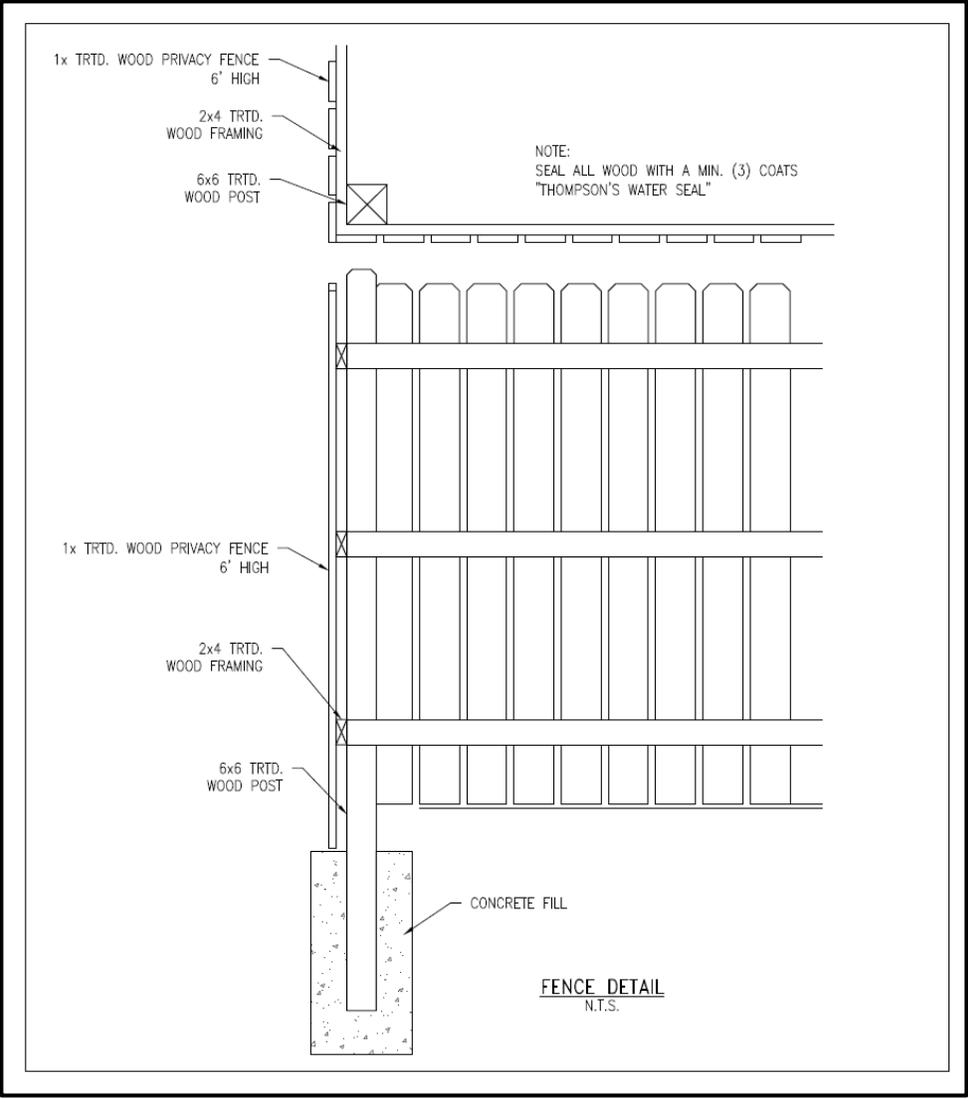
- **IDEAL CONSERVATION/PRESERVATION**
 - Environmental Conservation
 - Protected/Open Space
- **CONSERVATION DEVELOPMENT POTENTIAL**
 - Environmental Conservation
 - Protected/Open Space
 - Conservation-based Communities
- **RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL**
 - Rural Subdivisions
 - Active Farmland
 - Agri-hoods
 - Rural Crossroad Center/Node
 - Clustered Manufactured Home Communities
- **MODERATE DEVELOPMENT POTENTIAL**
 - Single Family Neighborhoods (suburban)
 - Amenity-based Communities
 - Neighborhood Center/Node
- **MID-DENSITY DEVELOPMENT POTENTIAL**
 - New Urban Communities
 - Village Center/Node
- **HIGH-DENSITY DEVELOPMENT POTENTIAL**
 - Mixed-Use Communities
 - Apartment Communities
 - Urban Mixed-Use Center/Node

Attachment 5: Ingress / Egress

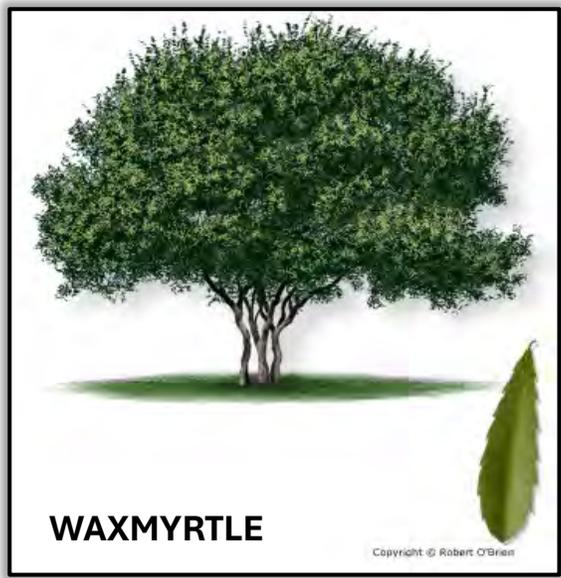
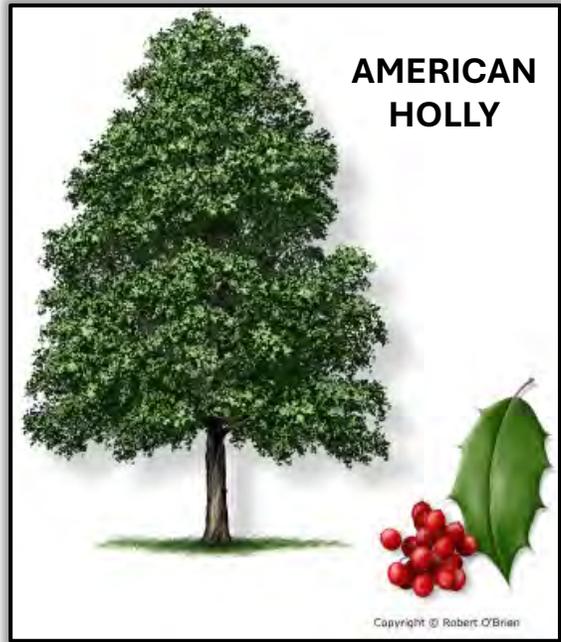
A Common Move of Property Line is proposed for the parcel to satisfy Section 13.14.2(e.)1 of the Baldwin County Zoning Ordinance. This will be a condition upon approval.

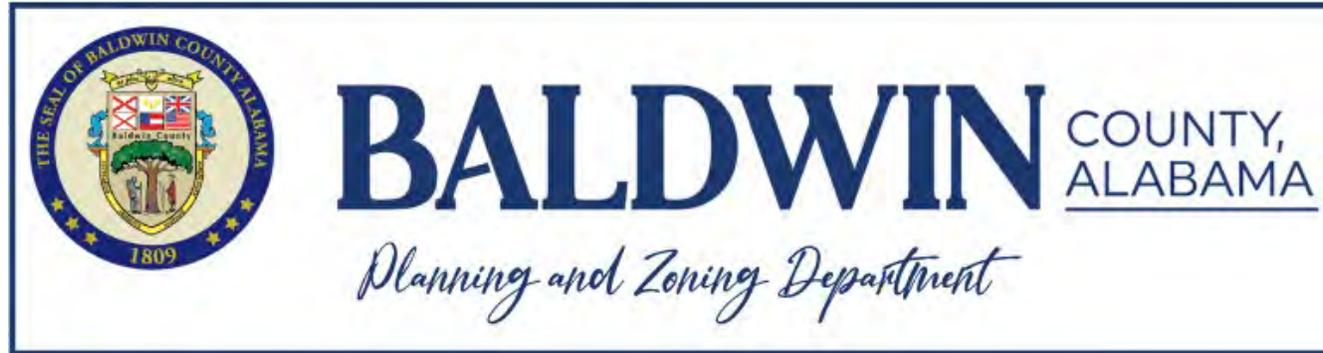


Attachment 6: Landscape Plan



In addition to landscaping, a six-foot (6') tall wooden privacy fence shall be installed along the perimeter of the property where open storage is to be located.





Case No./Project Name: CSP24-30, Port City Glass – COMMISSION SITE PLAN (CSP) APPROVAL (Agenda Item 7d.)
Meeting Date: August 1, 2024
Applicant: Barton & Shumer Engineering, LLC – David Barton
Owner: Ronnie Hinote
Request: CSP approval for a 19,625 square foot glass sales facility
Staff Determination: Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends Approval of the request with the standard conditions and memorialized provisions.
Staff Lead: Calla McKenzie

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Subject Property Information

Current Use: Vacant

Size: +/- 2.85 acres

Location: The subject property is located east of Austin road and south of County Road 64.

Address: 10580 County Road 64, Daphne, AL 36426

Planning District: 15

Parcel ID #: 05-43-06-23-0-000-005.000

PIN: 25338

Zoning District: B-3, General Business District

This zoning district provides for a variety of retail uses and services in free-standing parcels or shopping centers to serve the community's general commercial needs.

Future Land Use: (See Attachments)

- The Future Land Use map shows this property and surrounding ones as High Density Development Potential. There is also some Conservation Development Potential in the area.
- It is also located within an Urban Mixed Use Center.

Adjacent Property Land Use Table

	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural	Residential and Agricultural
South	RSF-E, Residential Single-Family Estate	Vacant
East	RSF-E, Residential Single-Family Estate	Residential and Agricultural
West	B-2, Neighborhood Business	Commercial

ANALYSIS:

Section 18.9.5 Standards for approval. A Commission Site Plan Approval may be approved by the Planning Commission only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met.

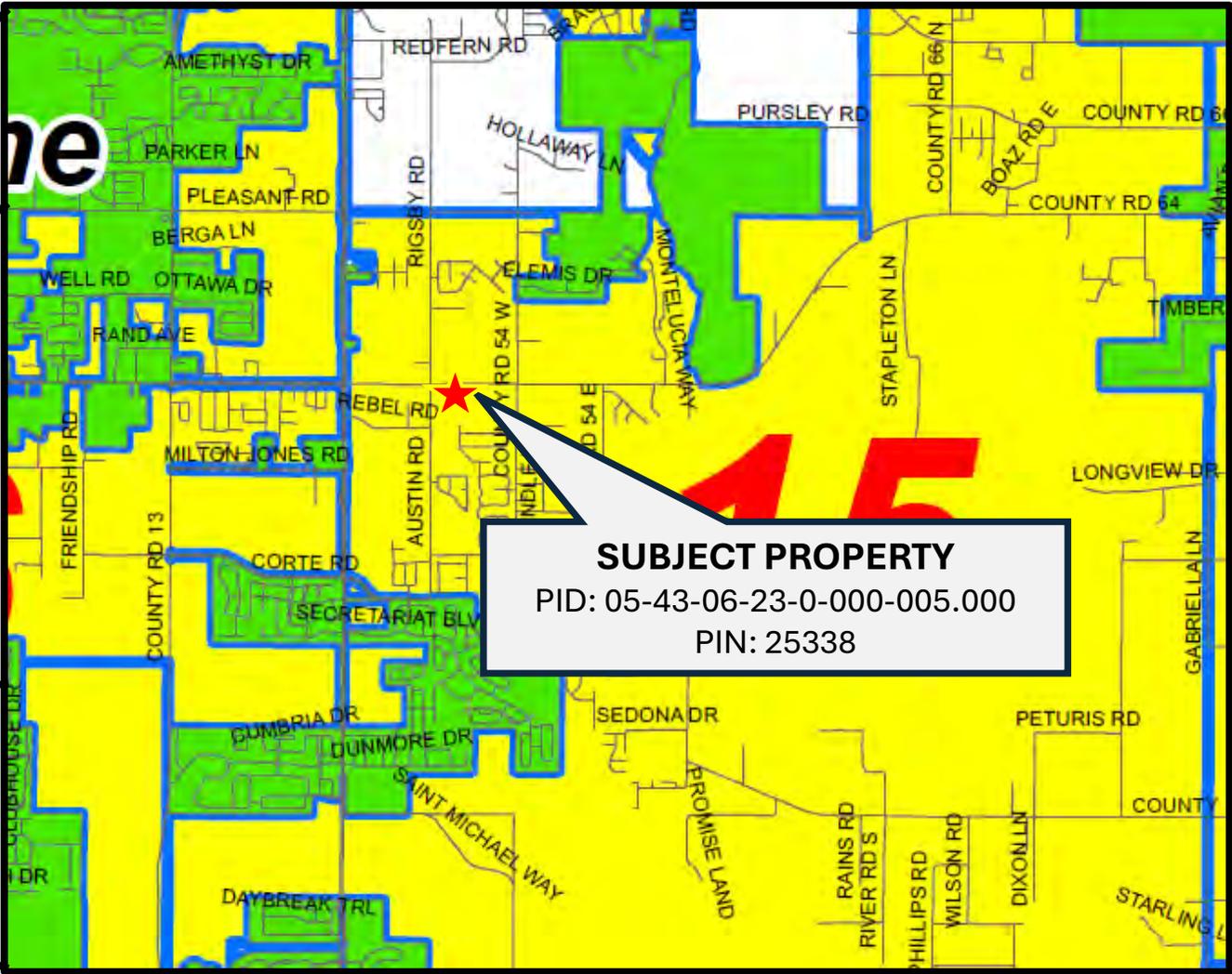
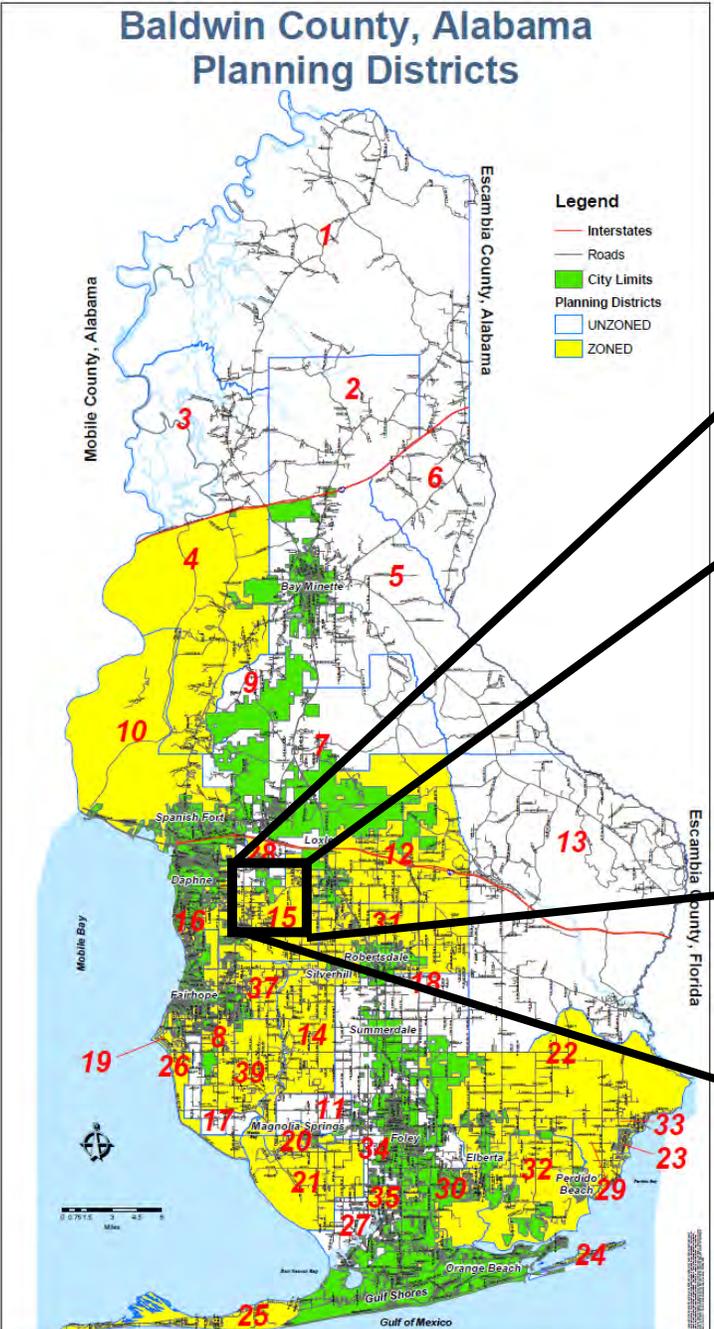
- 1) **The proposed use and accompanying site plan conform to the requirements of the Zoning Ordinance.** The proposed 19,625 square foot building does conform to the requirements of the Zoning Ordinance and the submitted Site Plan meets the requirements for a CSP.
- 2) **The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the Baldwin County Master Plan, these ordinances, or any other official plan, program, map or ordinance of Baldwin County.** The newly adopted 2023 Baldwin County Master Plan indicates a future land use potential of High Density Development. High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle-friendly streets in a connected grid pattern.

- 3) **The proposed use shall be consistent with the community welfare and not detract from the public's convenience at the specific location.** The use should not detract from the public's convenience at the planned location. The proposed use is permitted within B-3 Zoning.
- 4) **The proposed use shall not unduly decrease the value of neighboring property.** Staff is unaware if the proposed use will unduly decrease the value of the neighboring property. Before and after appraisals would be needed to determine the effect on values of neighboring property.
- 5) **The use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses or on community facilities or services.** The adjacent uses are commercial, agricultural, residential and vacant. The proposed building should not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.

Staff Recommendation: Staff recommends that case number CSP24-30, Port City Glass, be **APPROVED** with the following conditions and memorialized provisions:

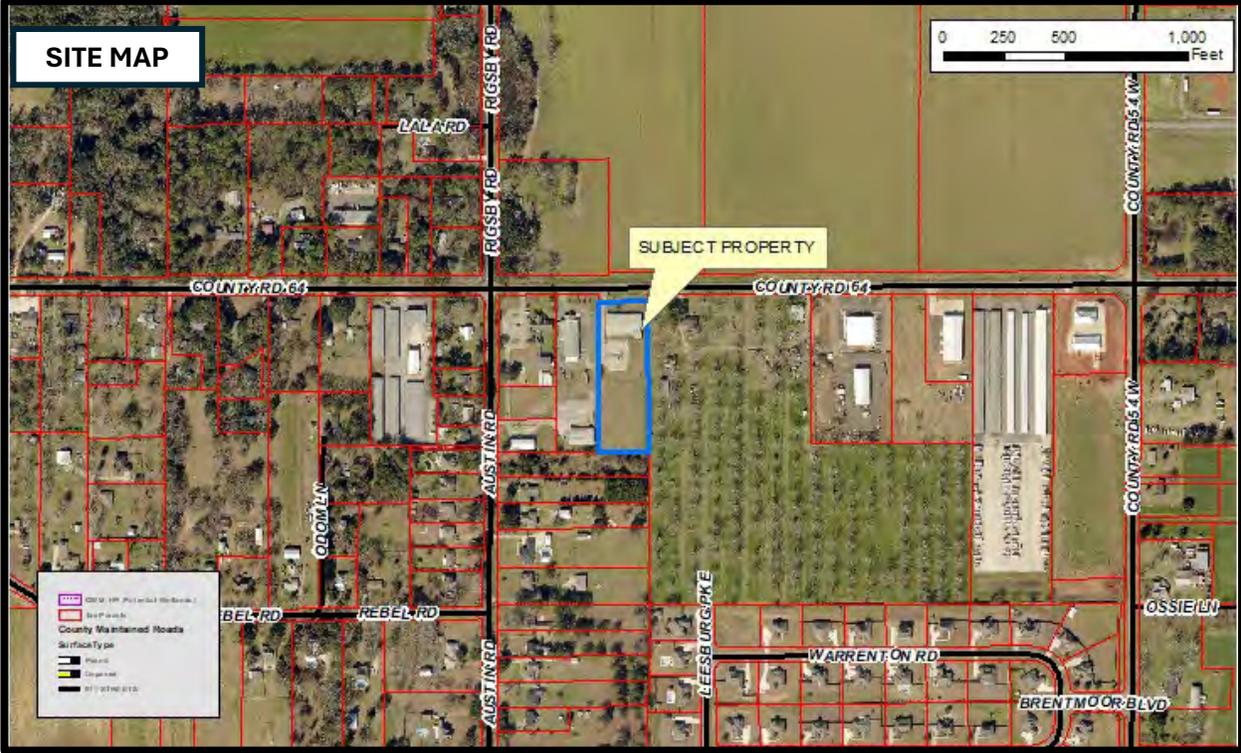
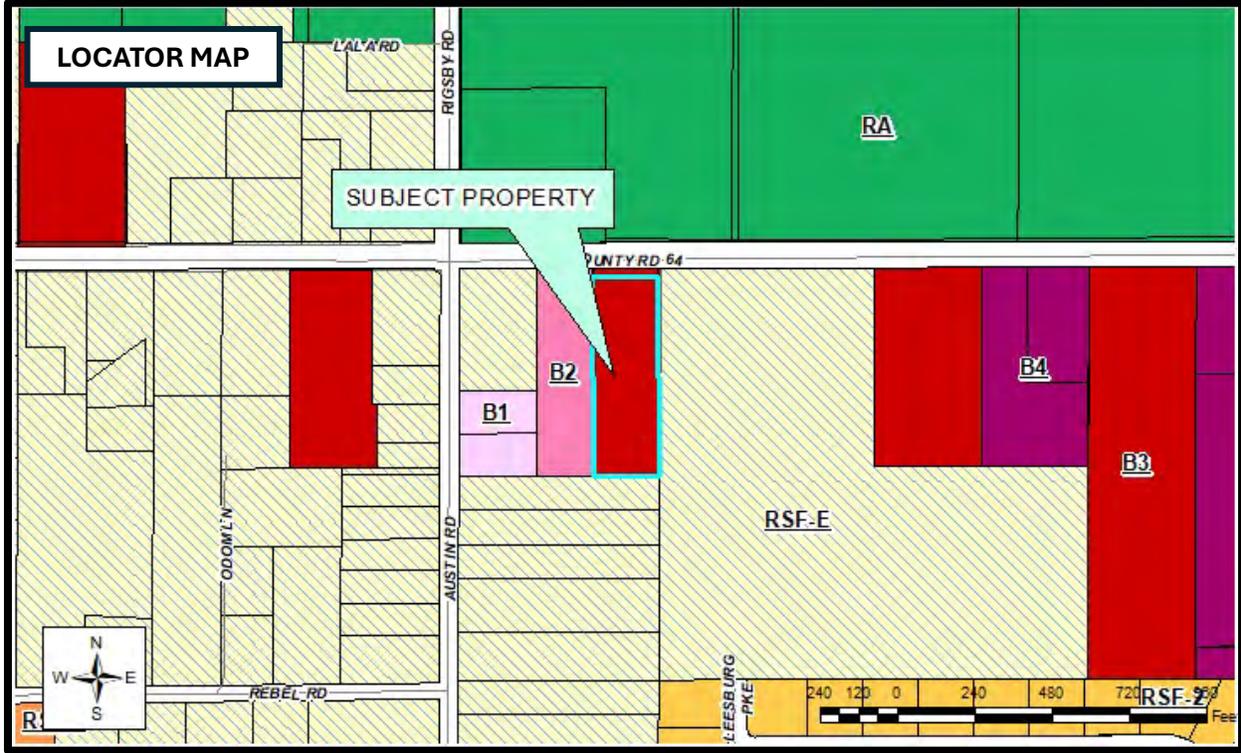
1. Staff requests the Building Permit 180-day deadline required by section 18.2.4 be increased to **one (1) calendar year** from the date of Planning Commission approval.
 - a. The CSP approval letter shall be obtained by the applicant **prior** to approval of any building permits
2. The closeout requirements of section 18.9.7 of the zoning ordinance are a prerequisite to obtaining a Certificate of Occupancy (CO) for the proposed new buildings.
 - a. Staff reserves the right to issue NOVs, if required, for deficiencies to the site plan occurring after final closeout.
 - b. No substitutions or alterations to the landscape plan may be carried out without staff and/or Planning Commission approval, as applicable.
 - c. The project site shall be fully stabilized to the satisfaction of staff prior to issuance of a CO for any structures comprising the site plan approval.
3. Any signage installed on the site shall require separate review and approval as required by Article 16.
 - a. Further memorialize that section 16.4 prohibits a variety of signage types including but not limited to wind signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move freely upon being subjected to pressure by wind.
4. Any expansion of the proposed structures or facility above and beyond what is depicted on the sheets included with the CSP Approval letter shall necessitate additional review by the Planning Commission.
5. Per section 18.9.1 the Planning Commission may revoke approval at any time, upon finding that the permitted use will or has become unsuitable and incompatible in its location as a result of any nuisance or activity generated by the use.

Attachment 1: County Planning District Map

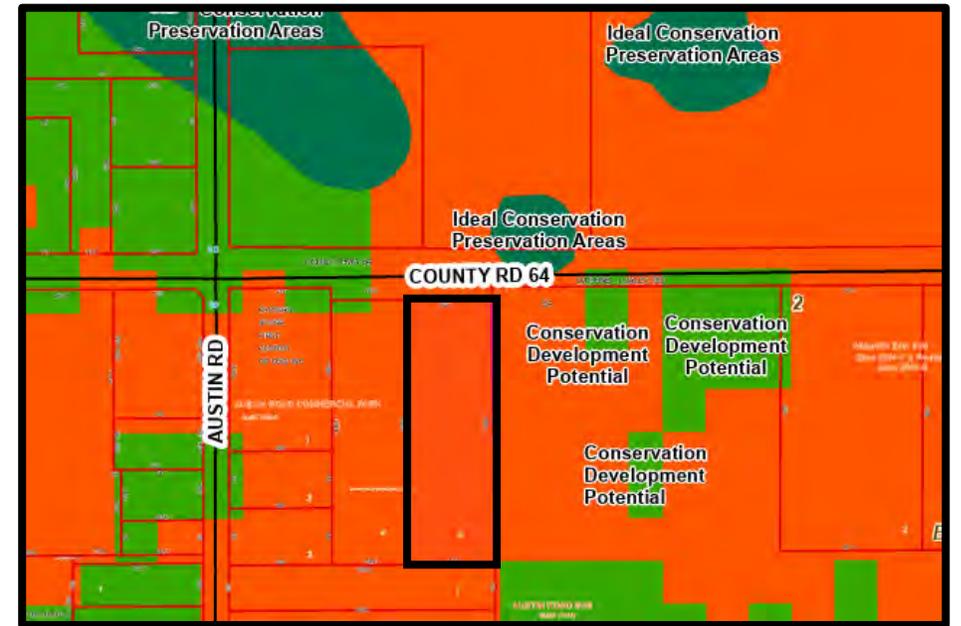
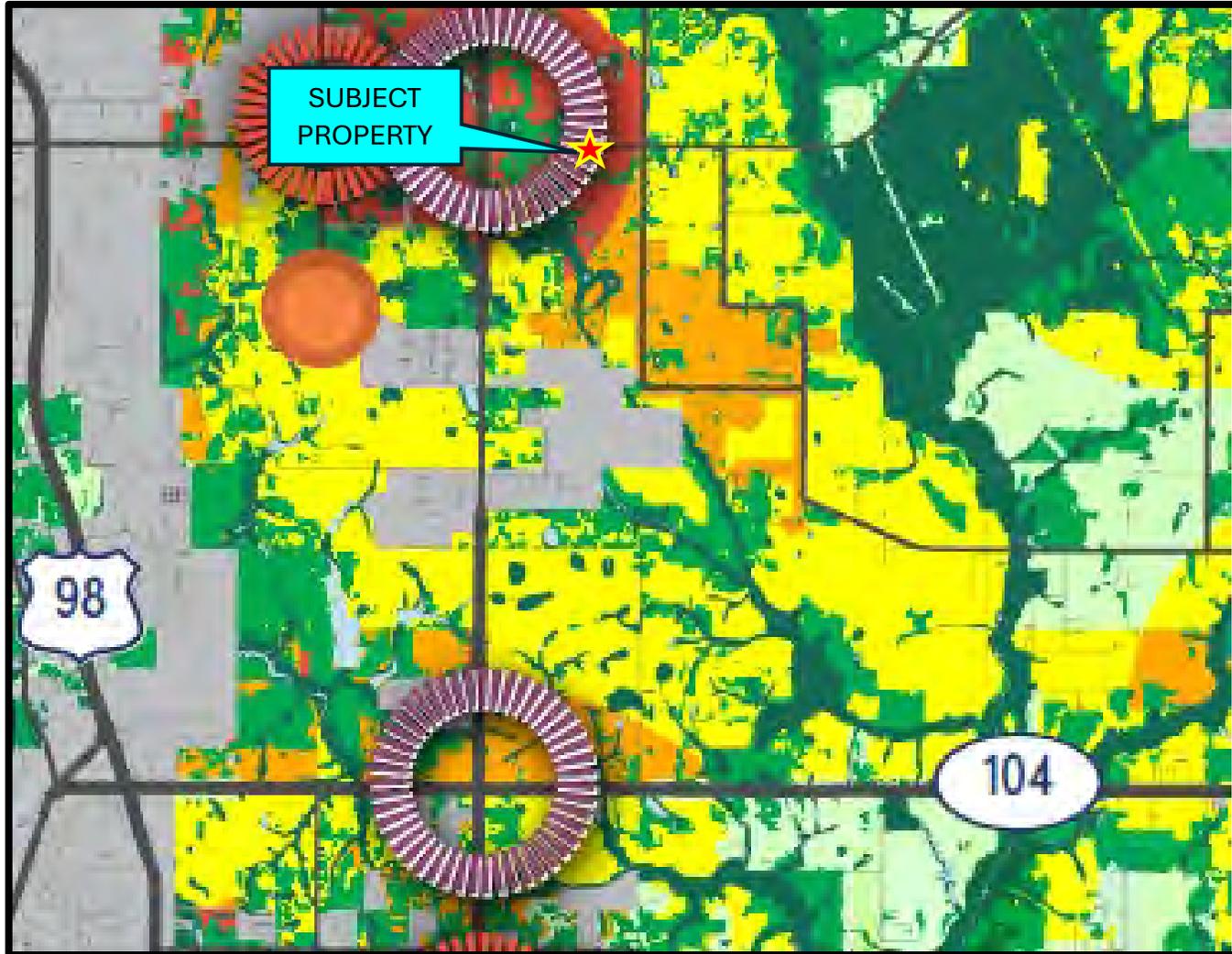


SUBJECT PROPERTY
PID: 05-43-06-23-0-000-005.000
PIN: 25338

Attachment 2: Locator and Site Maps



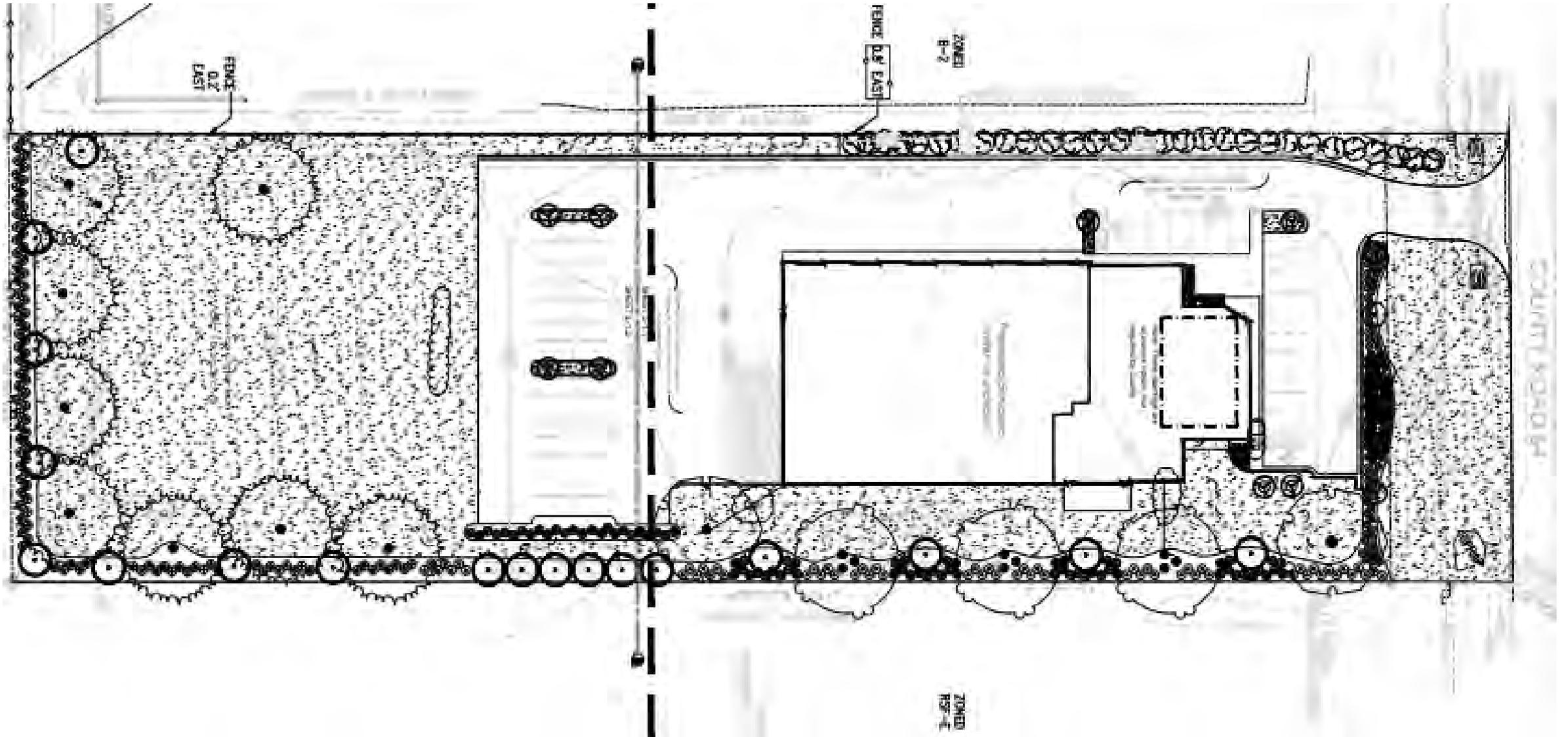
Attachment 3: Future Land Use Map

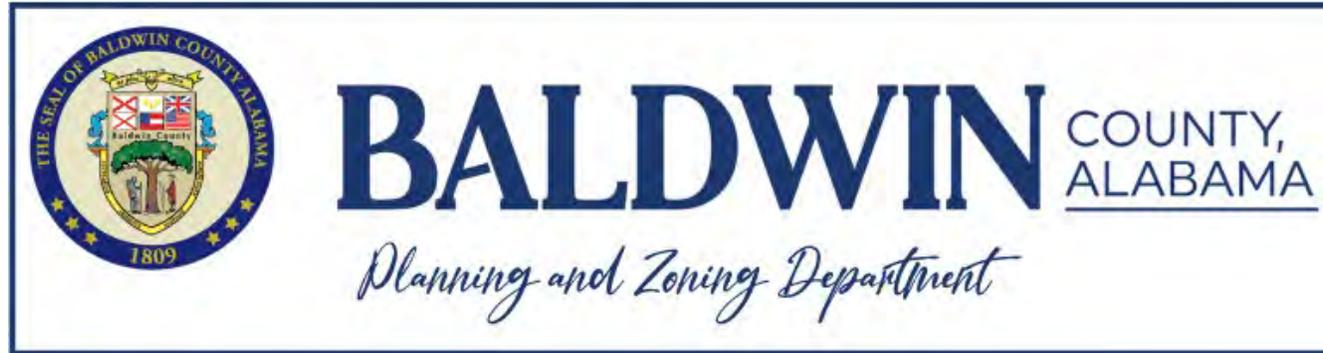


LEGEND

- | PLACE TYPES | NODE TYPES |
|------------------------------------|------------------------------|
| IDEAL CONSERVATION/PRESERVATION | RURAL CROSSROADS CENTER |
| CONSERVATION DEVELOPMENT POTENTIAL | NEIGHBORHOOD CENTER |
| RURAL/AGRICULTURE/LID POTENTIAL | VILLAGE CENTER |
| MODERATE DEVELOPMENT POTENTIAL | URBAN MIXED-USE CENTER |
| MID-DENSITY DEVELOPMENT POTENTIAL | COMMERCIAL/INDUSTRIAL CENTER |
| HIGH-DENSITY DEVELOPMENT POTENTIAL | |
| MUNICIPAL JURISDICTIONS | |

Attachment 5: Landscape Plan





Case No./Name: SC24-35 PINE NEST SUBDIVISION (Agenda Item 7e.)

Meeting Date: August 1, 2024

Request: Preliminary & Final Plat (concurrent) approval for a 4-lot subdivision

Recommendation: Approval with Conditions

Staff Lead: Fabia Waters, Associate Planner

Owner / Developer: Daniel and Tamala Prickett

Surveyor: David Diehl- S.E. Civil

Engineer: N/A

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: The subject property is located South of Bermuda Ln and southwest of Hunting Club Rd in the Seminole area.

Proposed use: Single-family residential subdivision.

Planning District: 13

Zoning: The citizens of Planning District 13 have not yet adopted zoning.

Online Case File Number: The case number is SC24-35. When searching the online CitizenServe database, please use SC24-000035.

Parcel#: 05-50-08-28-0-000-009.000 **PIN#:** 75467

Total Property Area to be divided: 24.00 +/- acres

Total # of Lots requested: 4 lots
Largest lot: 6.0AC Smallest lot: 6.00 AC

Streets / Roads: No new streets to be installed.

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Well

Electrical: Baldwin EMC, letter dated June 6, 2024

Sewer: On-site septic

Broadband: Not required

Property History:

N/A

Traffic Study (5.5.14, Append. 6): Not required (less than 50 lots requested and thus not required per Article 5, section 5.5.14).

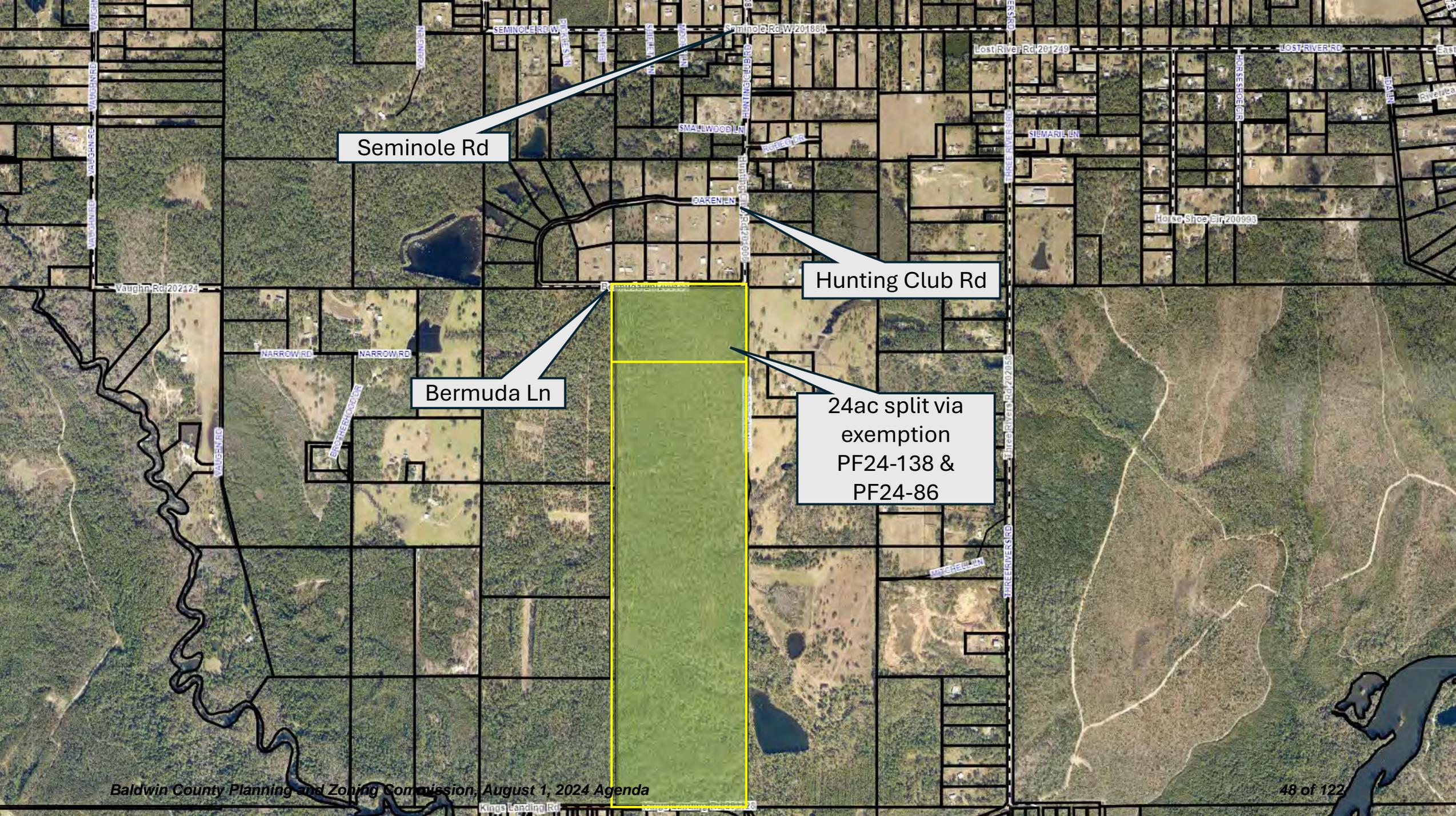
Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by David Lavery, PE. Statement by the engineer- "Due to the large lot and small impervious footprint of the residential properties, we do not anticipate a significant change in the time of concentration and run-off from this property."

Wetlands (5.2.2): Potential wetlands appeared in the Baldwin County Parcel Viewer, the applicant has provided a wetland delineation, and the results show that all uplands are on the subject property.

Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): Not required due to lot size.

BCBE Notification: Not required (less than 50 lots).



Seminole Rd

Hunting Club Rd

Bermuda Ln

24ac split via exemption
PF24-138 &
PF24-86

Staff comments:

N/A

Staff Recommendation:

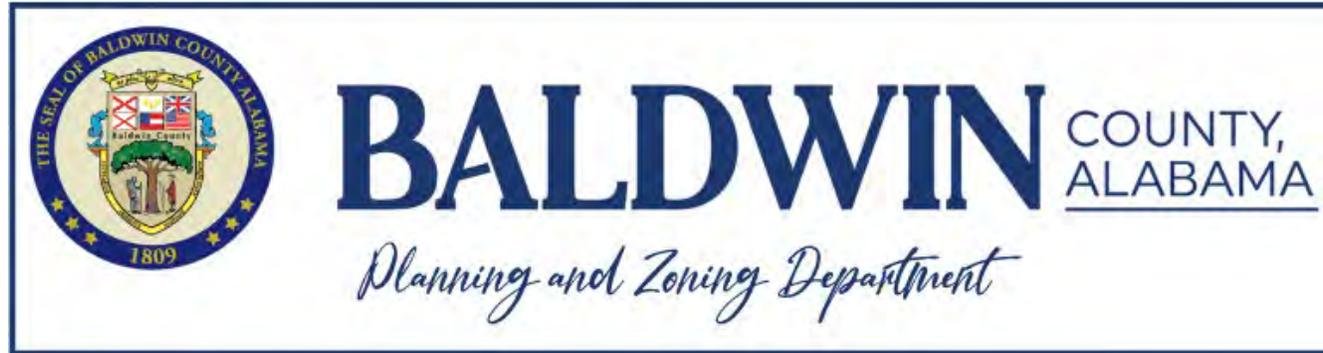
Staff recommends that the PRELIMINARY & FINAL PLAT for Case No. SC24-35 Pine Nest, be **Approved** subject to compliance with the Baldwin County Subdivision Regulations.

Specific Conditions:

- N/A

General Conditions:

- All conditions shall be met, and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.



Case No./Name: SV24-11 KULMAN FAMILY EXEMPTION (Agenda Item 7f.)

Meeting Date: August 1, 2024

Request: A variance from Article 4.2(a) of the Baldwin County Subdivision Regulations to allow a family exemption between grandparents and step-granddaughter.

Recommendation: Approval

Staff Lead: Fabia Waters, Associate Planner

Owner: Samuel Kulman- 337 River Route, Magnolia Springs AL 38555

Engineer / Surveyor: Hunter Smith, *Smith, Clark & Associates*

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

SUBJECT PROPERTY INFORMATION

Location: The subject property is located east of County Rd 9 and north of Mannich Lane.

Proposed use: Residential

Planning District: 11

Zoning: Unzoned



Parcel#: 05-55-04-19-0-000-001.001 **PIN#:** 207963

Total Property Area to be divided: 32 acres

Total # of parcels requested: 1

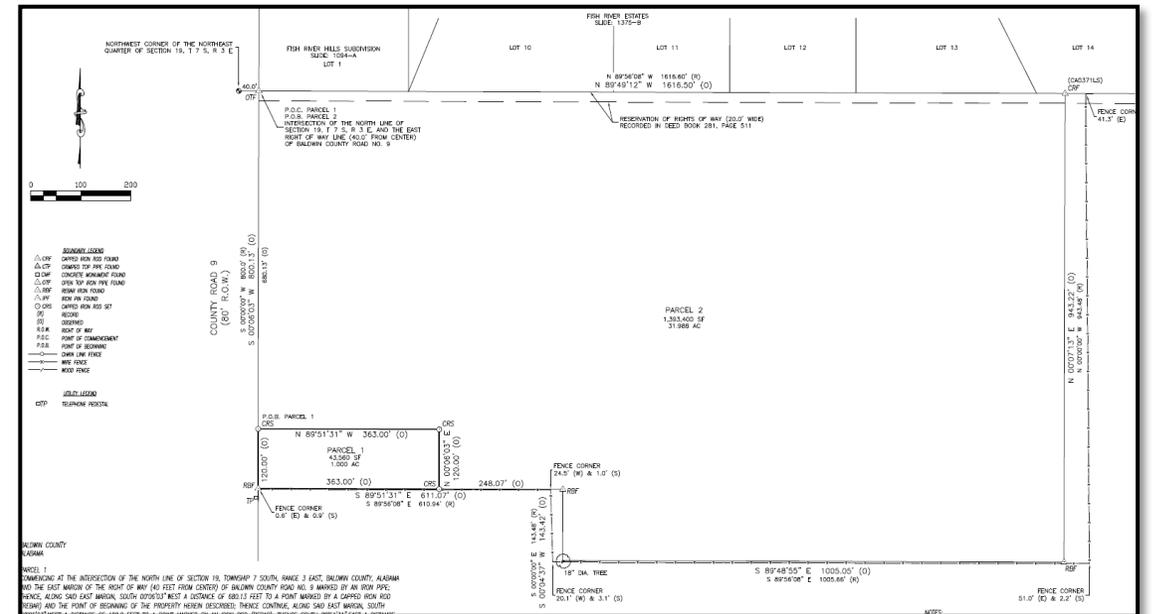
Utility Providers (4.5.1(i), 5.2.5a(1)): Letters are not required for a variance

Water: Well

Sewer: On Site Septic

Wetlands (5.2.2): A wetland delineations is not required for a variance request. However, according to the Baldwin Co. Parcel Viewer potential wetlands appears to be on the proposed parcel to be split for Ms. Hod.

Online Case File Number: The case number is SV24-11. When searching online CitizenServe database, please use SV24-000011.



Request: “We are requesting this variance to allow Bailey Schaff Hodo, the step granddaughter of Samuel Kulman to be a recipient of a parcel through the family division submitted, permit #PF24-000186. ”

SUBDIVISION VARIANCE CRITERIA Section 8.1(a) Baldwin Co. Subdivision Regulations

- a. The granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property
- b. The conditions upon which the request for variance is based are unique to the property for which the variance is sought
- c. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations are carried out
- d. The variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission
- e. Inconvenience, financial concerns, or self-imposed conditions shall not be considered as a hardship for the purpose of granting the variance.

APPLICANT RESPONSE TO VARIANCE CRITERIA:

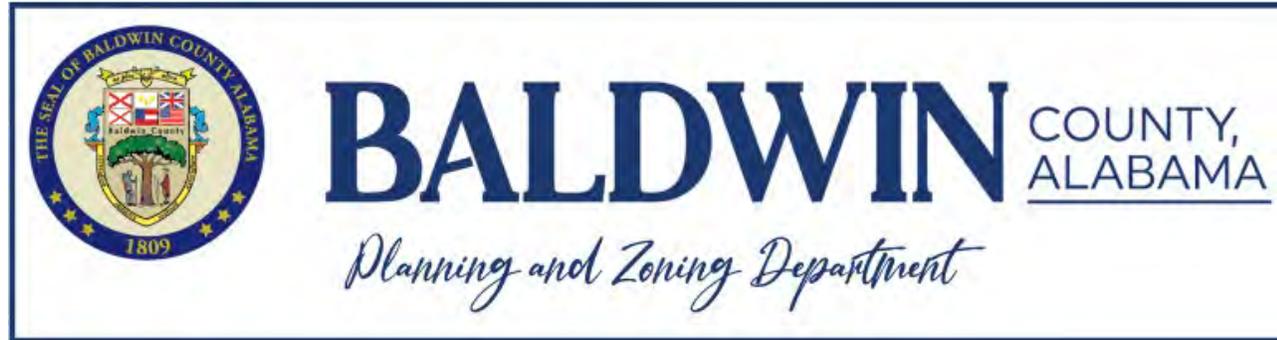
- a. Applicant Comments: “This request it to allow a step granddaughter to receive a parcel through the family division submitted, PF24-000186. This request will not cause any harm to public safety or health.”
- b. Applicant Comments: “The request is unique to this parcel as Mr. Kulman would like to deed a piece of his property to his step granddaughter so that she may build on this property.”
- c. Applicant Comments: “The physical conditions of the property do not have an impact on this variance request.”
- d. Application Comments: “Our only request is to allow the step granddaughter to receive a portion of the property through the family division process. We are not seeking a variance for any other subdivision regulation.”
- e. Application Comments: They understand this section

Staff Recommendation:

Staff recommends that the SUBDIVISION VARIANCE Case No. SV24-11, KULMAN FAMILY EXEMPTION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. Applicant shall complete the exemption application process, Case PF24-186, for a 1-parcel subdivision under the provisions of Section 4.2(a) for a family exemption that meets the dimensional and access requirements of the Subdivision Regulations.
2. Within 30 days of approval for the above exemption, the applicant shall record the necessary documents with the Baldwin County Probate Office to be properly recorded and mapped.



Case No./Name: HCA24-03, AmeriFirst Bank (Agenda Item 9a.)

Meeting Date: August 1, 2024

Request: Highway construction setback appeal for required parking, porch extension, and roof of drive thru to remain in the setback

Recommendation: Approval

Staff Lead: Cory Rhodes

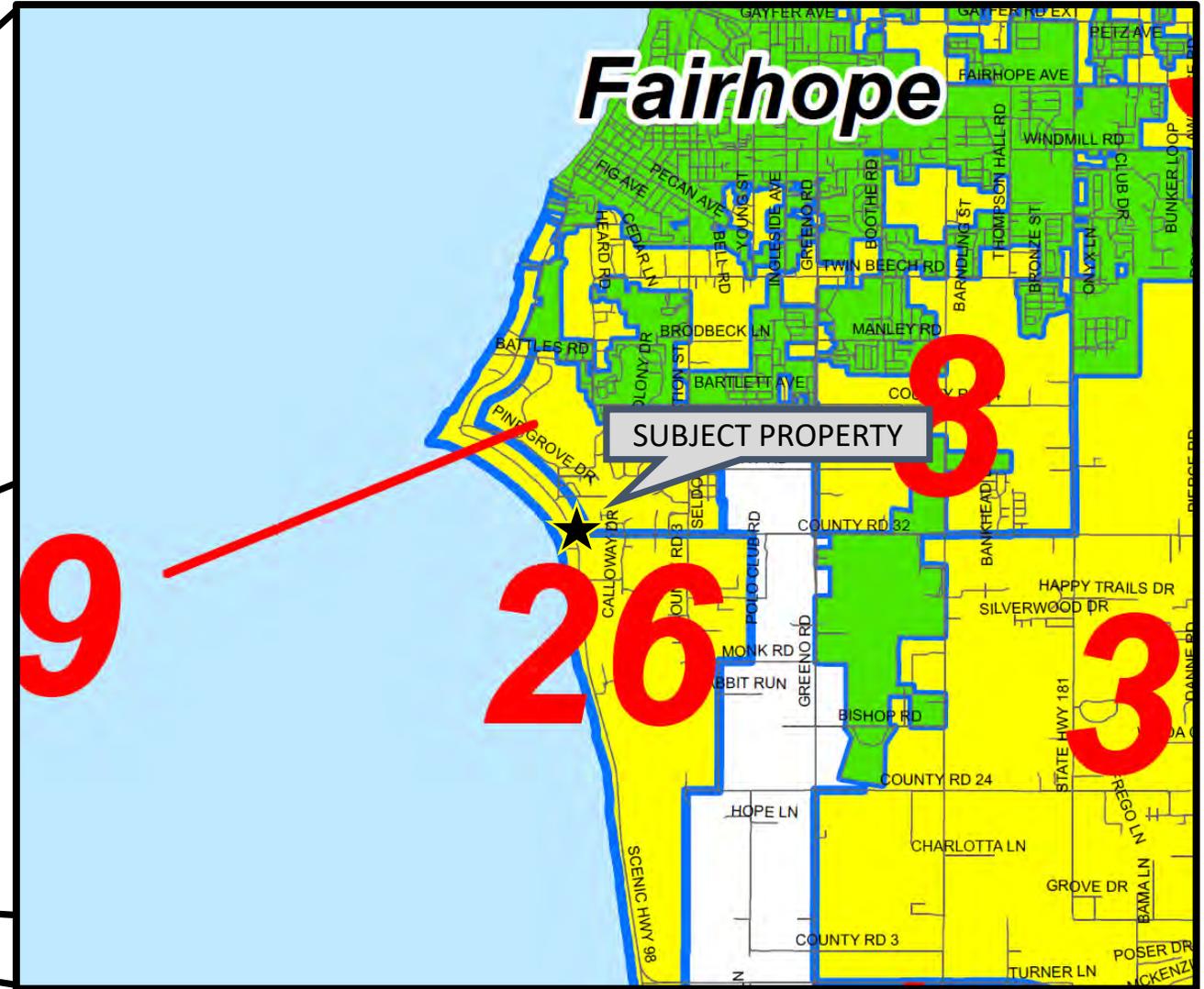
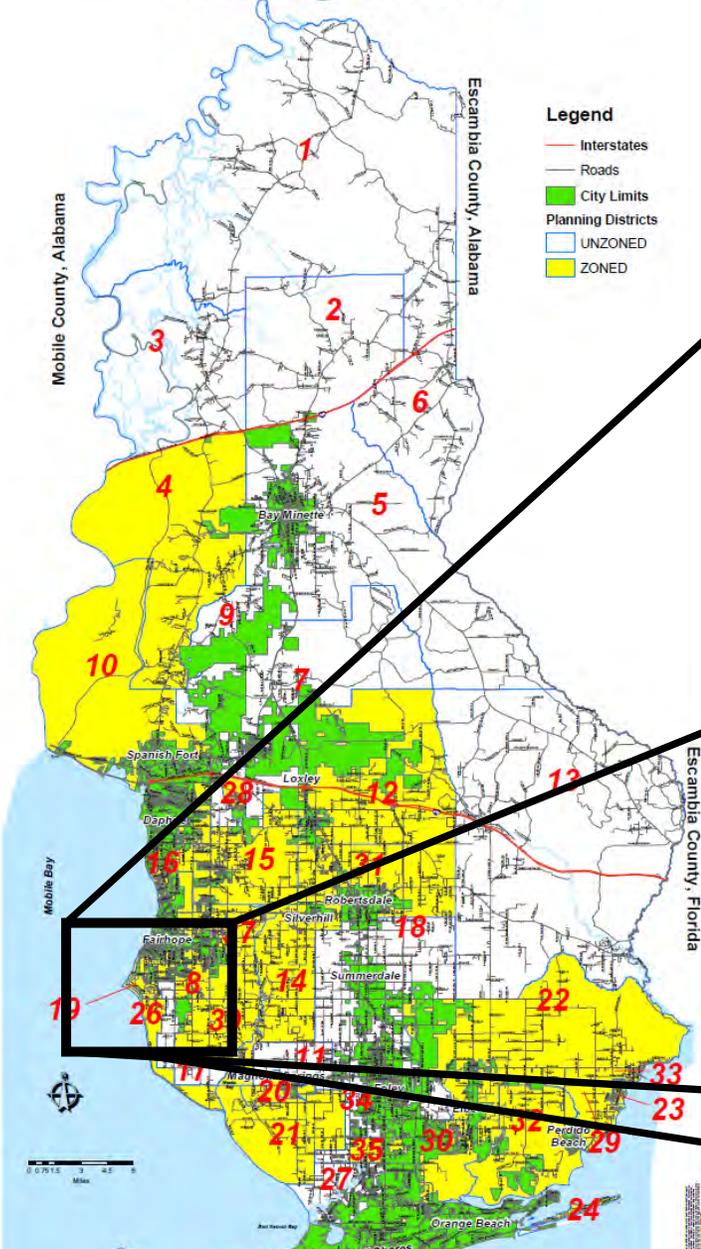
Owner: Pioneer Land & Timber, LLC

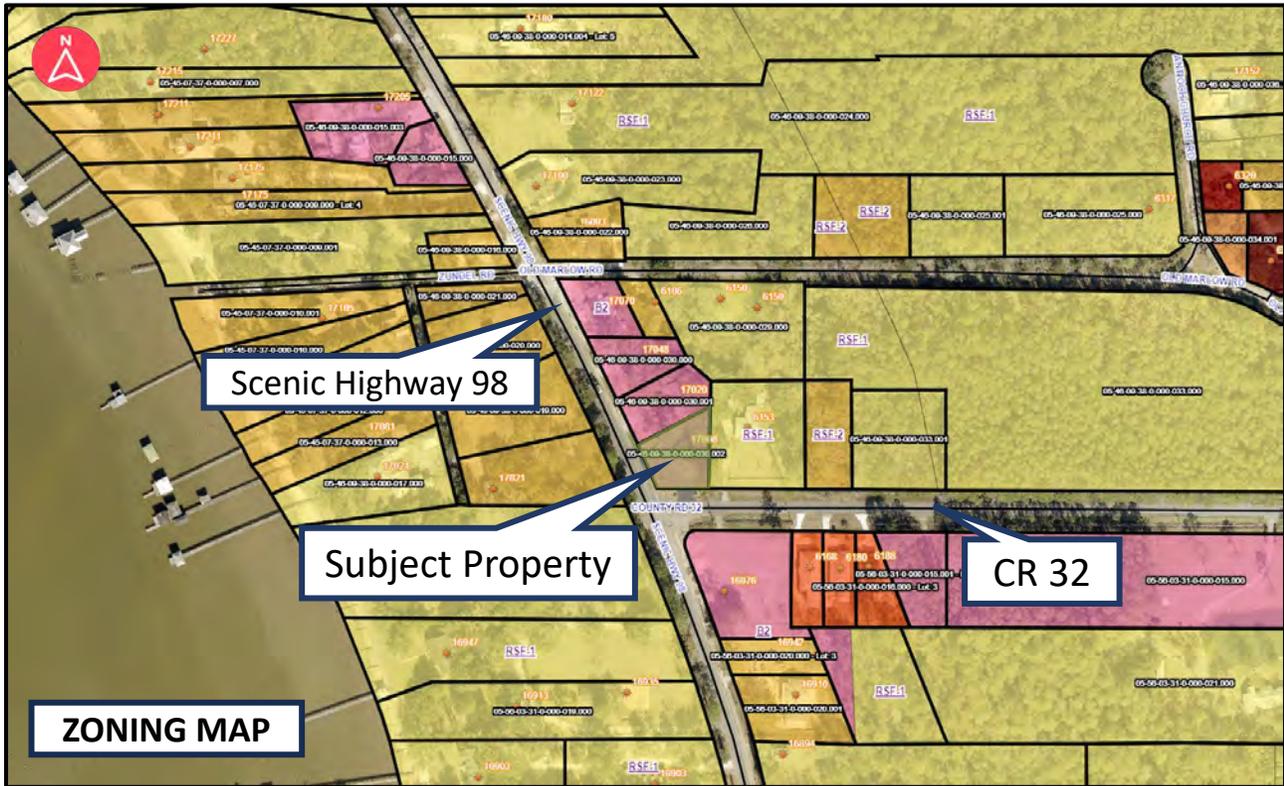
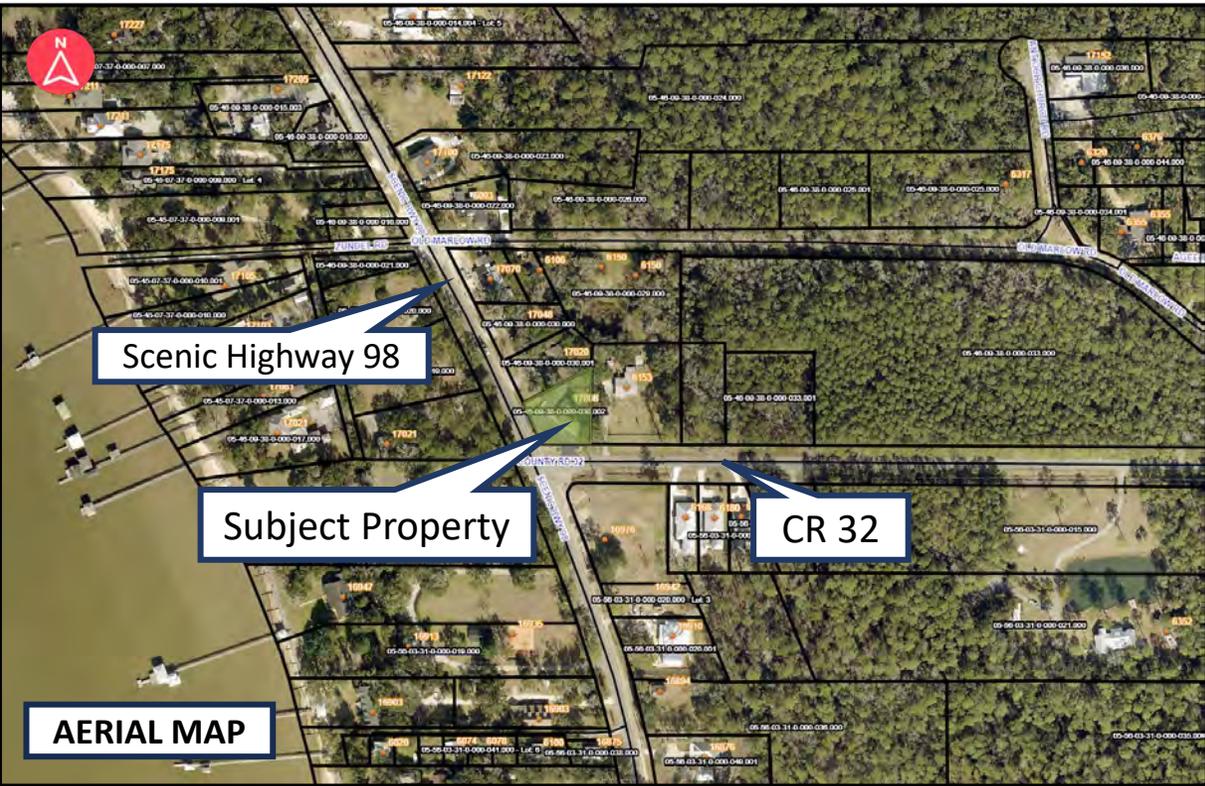
Contractor/Builder: Bob Ramsey

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Baldwin County, Alabama Planning Districts

- Legend**
- Interstates
 - Roads
 - City Limits
 - Planning Districts
 - UNZONED
 - ZONED





-  Residential Single Family District (RSF-1)
-  Residential Single Family District (RSF-2)
-  Residential Single Family District (RSF-3)
-  Residential Single Family District (RSF-4)
-  Residential Two Family District (RTF-4)
-  Residential Single Family District (RSF-6)
-  Residential Two Family District (RTF-6)
-  Residential Multiple Family District (RMF-6)

-  Professional Business District (B-1)
-  Neighborhood Business District (B-2)
-  General Business District (B-3)
-  Major Commercial District (B-4)
-  Limited Business District (LB)

Location: Subject property is located at the intersection of Scenic Highway 98 and County Road 32 in Fairhope

Planning District: 26

Zoning: B-2, Neighborhood Business District

Roadway Functional Classification: Minor Arterial

Highway Construction Setback: 100-feet

Total # of Lots affected: 1 lot

Total Property Area: 0.42 acres +/-

Parcel: 05-46-09-38-0-000-030.002 **PIN:** 15978

Property History: June 4, 2024 - Applicant applied for a pre-application meeting for additions to the bank. Staff noted that a small portion of the existing building as well as the proposed drive-thru roof and all required parking is within the setbacks on both Scenic Highway 98 and County Road 32.

Online Case File Number: The official case number for this application is HCA24-03. When searching the online CitizenServe database, please use HCA24-000003.

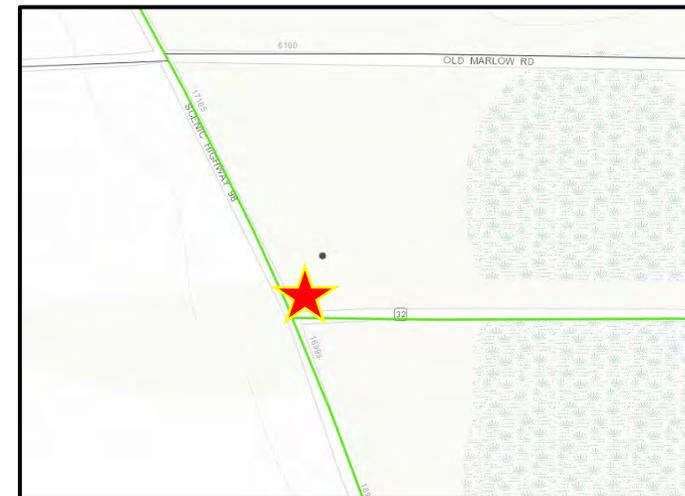
Section 45-2-260

Regulation of setbacks.

e) The functional classifications and the construction setbacks required for each classification are established as follows:

1. Principal arterials require a 125 foot setback from the centerline of the right-of-way.
2. Minor arterials require a 100 foot setback from the centerline of the right-of-way.
3. Major collectors require a 75 foot setback from the centerline of the right-of-way.
4. Minor collectors require a 50 foot setback from the centerline of the right-of-way.

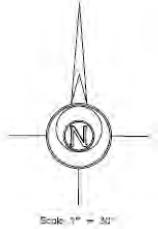
f) No permanent structure shall be erected or constructed within the designated construction setback.



LEGEND
Highway Functional Classification

1	Interstate
2	Principal Arterial-Other Freeways and Expressways
3	Principal Arterial- Other
4	Minor Arterial
5	Major Collector
6	Minor Collector

BOUNDARY SURVEY



LEGAL DESCRIPTION:
 COMMENCING at the Northwest corner of Government Lot 12 of the Subdivision of Fractional Section 31, Township 6 South, Range 2 East, Baldwin County, Alabama, as shown on plat approved May 19, 1945, by J.H. Wesley, Surveyor General for the State of Alabama, known as the "Twin Pines Corner"; thence run South 16 degrees East, 507 feet to the Southeast corner of a lot now or formerly owned by Lillie Smith; thence run East, 70 feet, more or less, to a point on the Eastern margin of the Bay Shore Highway (now known as U.S. Highway #93), the Northwest corner of property known as the Otto E. Zundel property; thence run South 30 degrees East, along said Highway 450 feet to the Northwest corner of the H.D. Todd Lot; thence run South 26 degrees East, 527.4 feet to a point on the centerline of the new Marlow Highway which point is 30 feet East of the centerline of said U.S. Highway #93; thence run East, along the centerline of said Marlow Highway a distance of 122.5 feet to a point; thence run North 40 feet to a point on the North Right-of-way line of said Marlow Road and being the Southwest corner of property conveyed by Turnbull to Bullock for the POINT OF BEGINNING; thence continue North, a distance of 170 feet to a point; thence run South 64 degrees 40 minutes West a distance of 185 feet, more or less to a point on the East margin of right-of-way of scenic Highway #93; thence run South 24 degrees 43 minutes East a distance of 100 feet; thence run East a distance of 125 feet to the POINT OF BEGINNING. Property lying in Lots 4 and 5 of the William Hall Survey of the Louis Boudain Tract in Sections 31 and 35, Township 6 South, Range 2 East.

I, Seth W. Moore, a Licensed Professional Land Surveyor, hereby state that all parts of this survey and drawing have been completed in accordance with the requirements by the Standards of Practice for Land Surveying in the State of Alabama to the best of my Knowledge, information and belief, this is a true and correct map. All according to my survey made this 29th day of May, 2024.

I also state that this drawing and/or certification does not reflect any title or easement research other than what is visible on the ground or provided by the clients at time of survey.

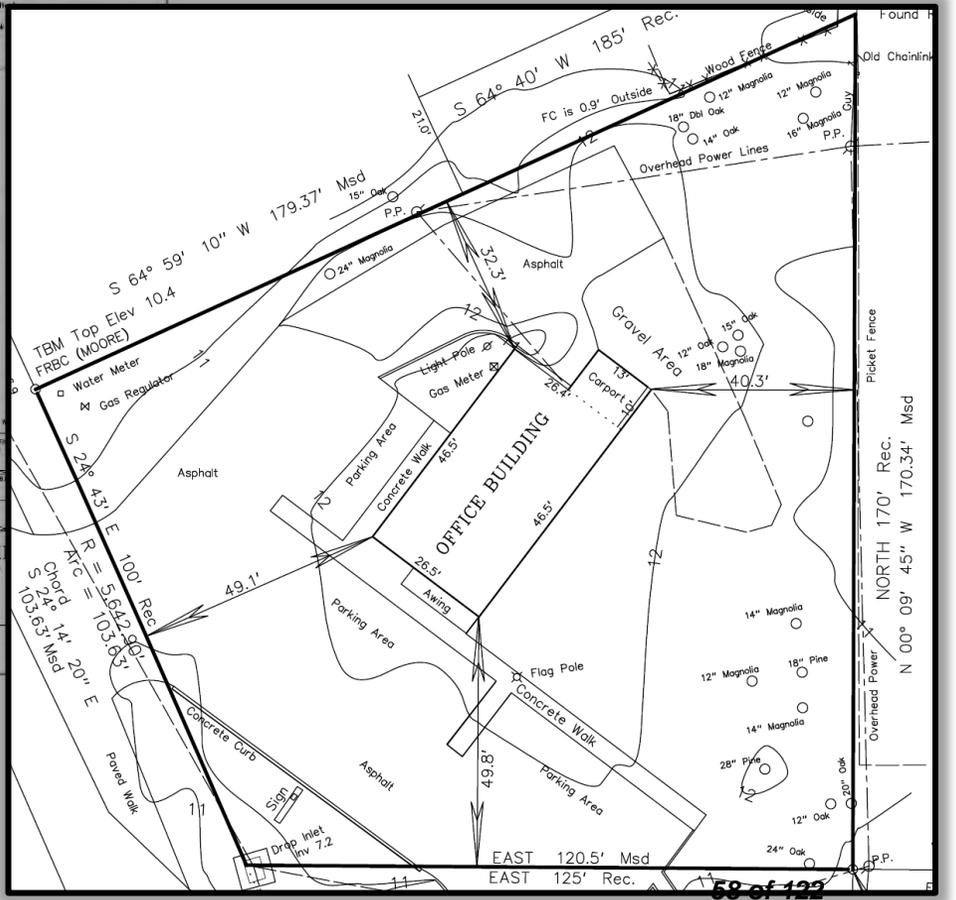
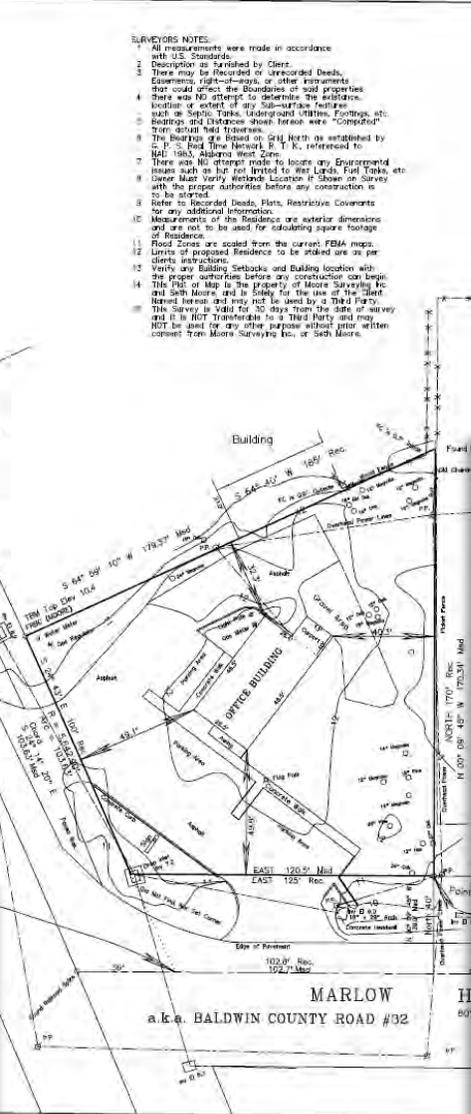
Seth W. Moore
 Seth W. Moore, P.L.S.
 Ala. Reg. No. 18671

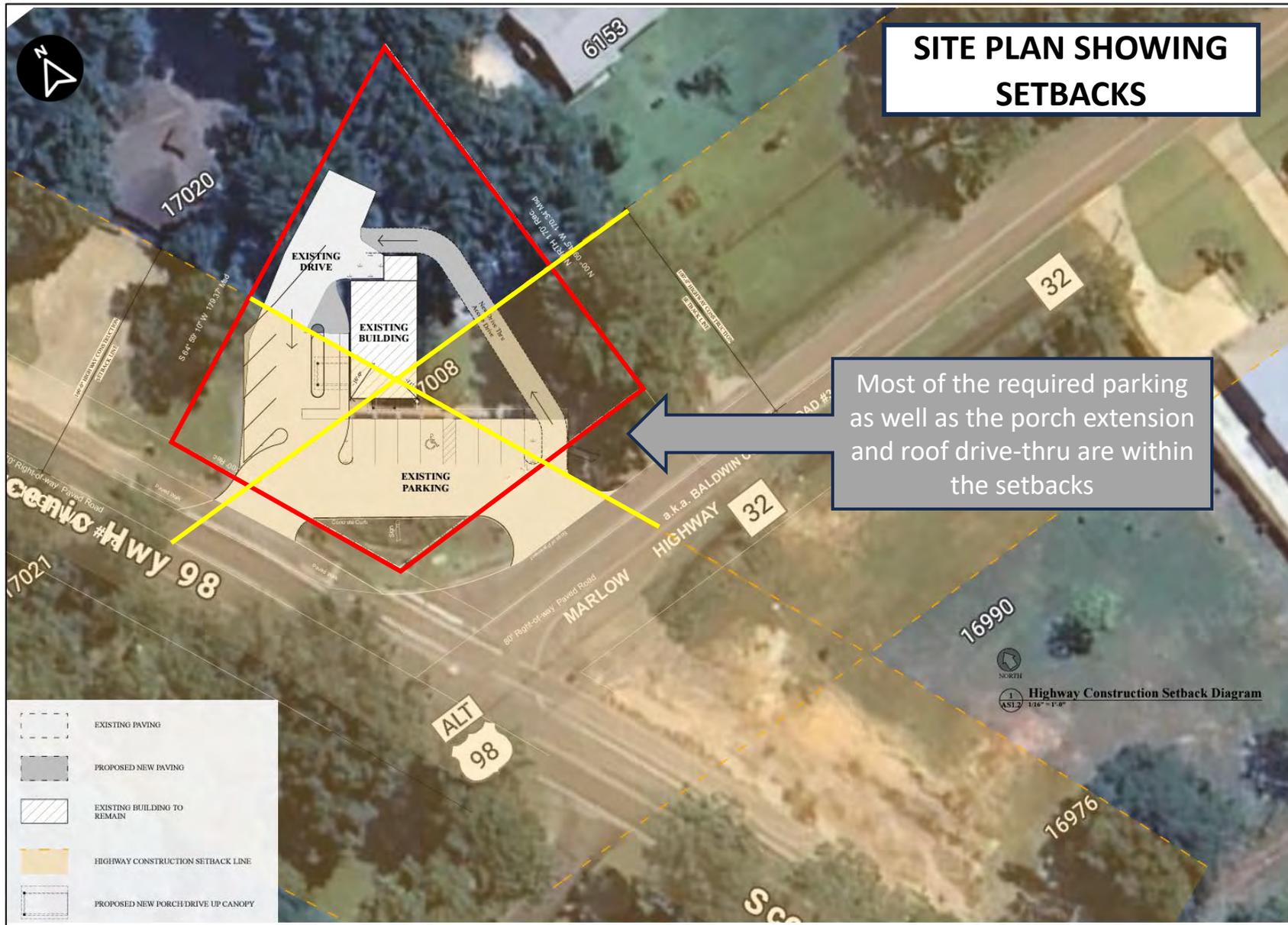
Commencing at the Northwest corner of Government Lot 12 of the Subdivision of Fractional Section 31, Township 6 South, Range 2 East, Baldwin County, Alabama, as shown on plat approved May 19, 1945, by J.H. Wesley, Surveyor General for the State of Alabama, known as the "Twin Pines Corner"; thence run South 16 degrees East, 507 feet to the Southeast corner of a lot now or formerly owned by Lillie Smith; thence run East, 70 feet, more or less, to a point on the Eastern margin of the Bay Shore Highway (now known as U.S. Highway #93), the Northwest corner of property known as the Otto E. Zundel property; thence run South 30 degrees East, along said Highway 450 feet to the Northwest corner of the H.D. Todd Lot; thence run South 26 degrees East, 527.4 feet to a point on the centerline of the new Marlow Highway which point is 30 feet East of the centerline of said U.S. Highway #93; thence run East, along the centerline of said Marlow Highway a distance of 122.5 feet to a point; thence run North 40 feet to a point on the North Right-of-way line of said Marlow Road and being the Southwest corner of property conveyed by Turnbull to Bullock for the POINT OF BEGINNING; thence continue North, a distance of 170 feet to a point; thence run South 64 degrees 40 minutes West a distance of 185 feet, more or less to a point on the East margin of right-of-way of scenic Highway #93; thence run South 24 degrees 43 minutes East a distance of 100 feet; thence run East a distance of 125 feet to the POINT OF BEGINNING. Property lying in Lots 4 and 5 of the William Hall Survey of the Louis Boudain Tract in Sections 31 and 35, Township 6 South, Range 2 East.

- SURVEYORS NOTES:**
- All measurements were made in accordance with U.S. Standards.
 - Description as furnished by Client.
 - There may be recorded or unrecorded Deeds, Easements, right-of-ways, or other instruments that could affect the Boundaries of said properties. There was NO attempt to determine the existence, location or extent of any such surface features such as Septic Tanks, Underground Utilities, Footings, etc. Buried and Distances shown hereon were "Computed" from actual field traverses.
 - The Boundaries are listed on Grid North as established by S. P. S. Real Time Network B. T. K. referenced to NAD 1983, Alabama West Zone.
 - There was NO attempt made to locate any Encroachment issues such as but not limited to, steel Logs, End Tanks, etc. Owner Must Verify Wetlands Location if Shown on Survey with the proper authorities before any construction is to be started.
 - Refer to Recorded Deeds, Plans, Restrictive Covenants for any additional information.
 - Measurements of the Residence are exterior dimensions and are not to be used for calculating square footage of Residence.
 - Flood Zones are noted from the current FEMA maps.
 - Levels of proposed Residence to be indicated on per clients instructions.
 - Verify any Building Setbacks and Building location with the proper authorities before any construction can begin.
 - This Map is the property of Moore Surveying Inc. and Seth Moore, and is solely for the use of the client. It is not transferable to a third party and may NOT be used for any other purpose without prior written consent from Moore Surveying Inc. or Seth Moore.

5.2.5 Area and dimensional ordinances.

Maximum Height of Structure	35-Feet
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	30-Feet
Minimum Rear Yard	25-Feet
Minimum Side Yards	15-Feet
Minimum Lot Area	20,000 Square Feet
Maximum Impervious Surface Ratio	.60
Minimum Lot Width at Building Line	80-Feet
Minimum Lot Width at Street Line	60-Feet





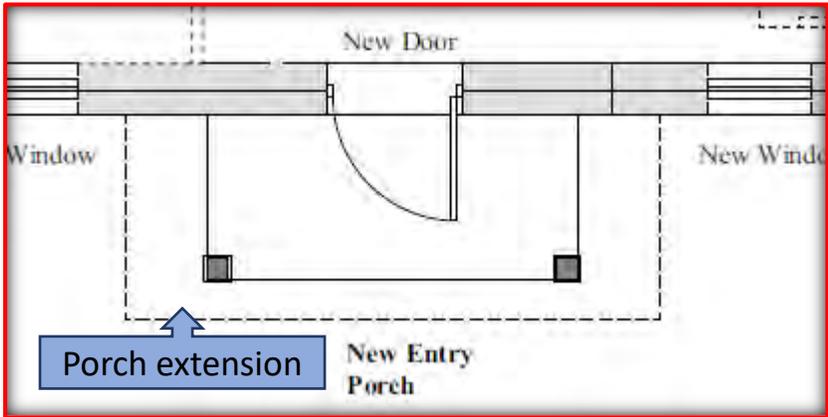
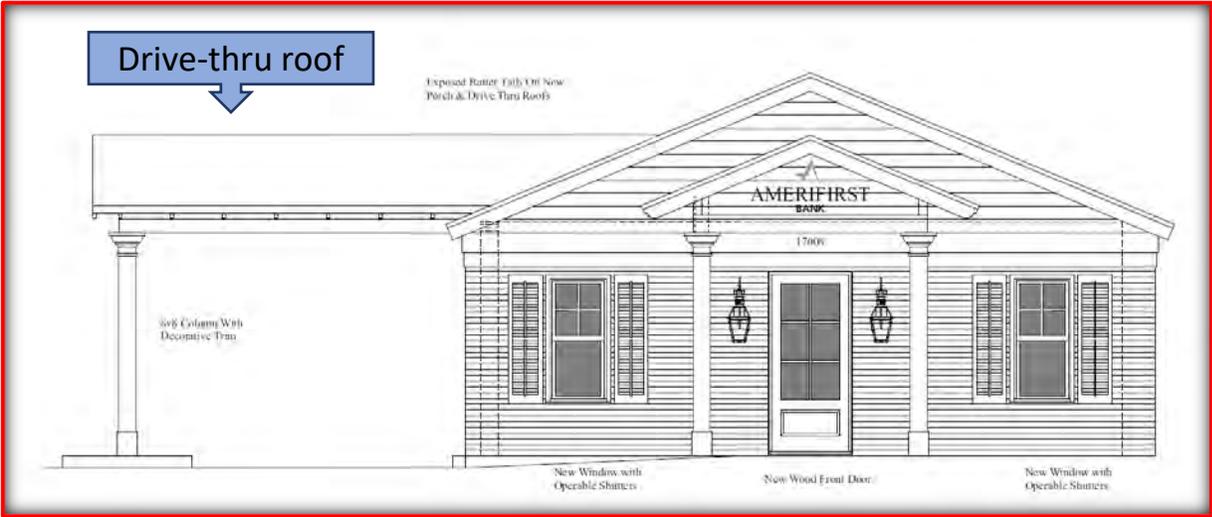
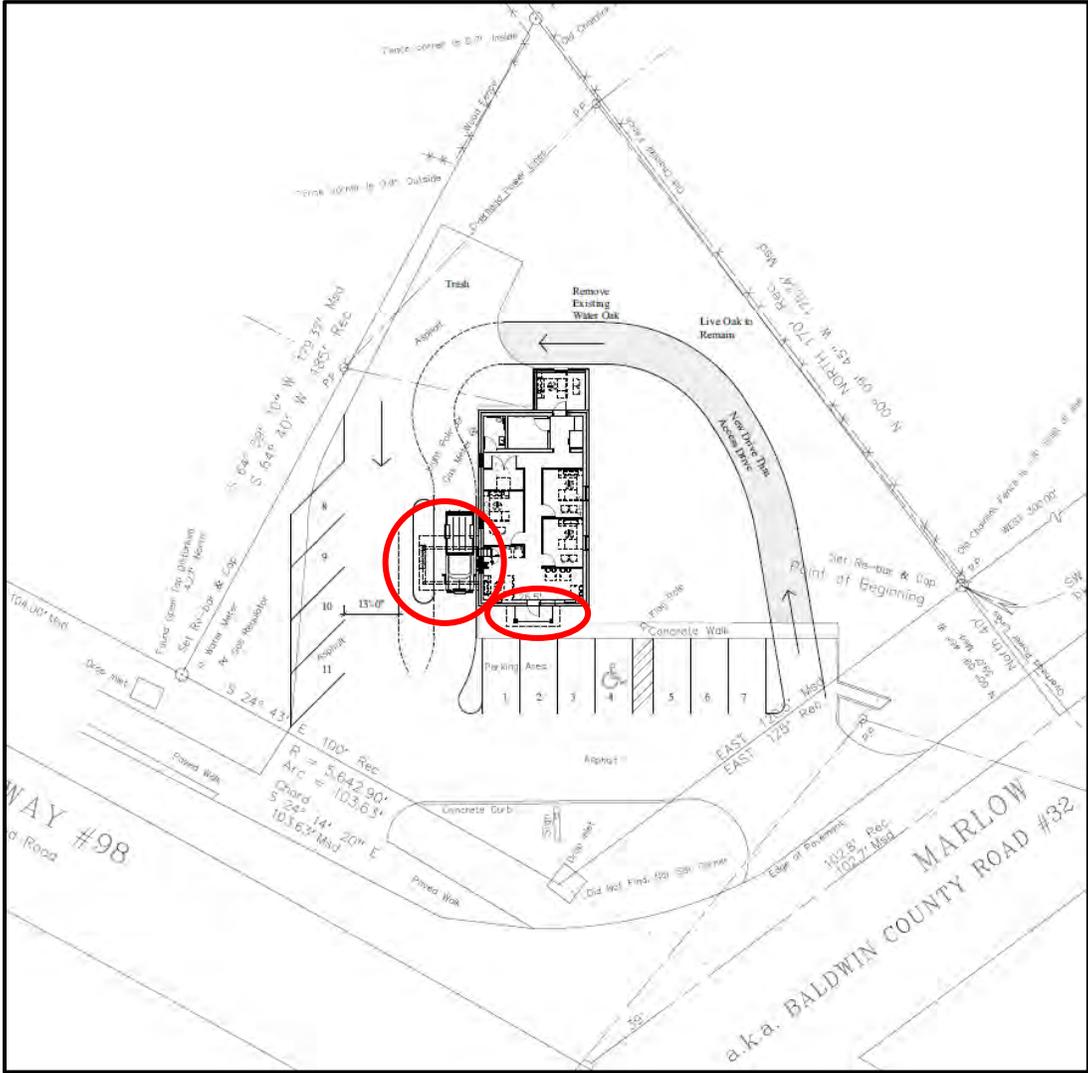
SITE PLAN SHOWING SETBACKS

- 100' HCS
- Property boundary

Most of the required parking as well as the porch extension and roof drive-thru are within the setbacks

- EXISTING PAVING
- PROPOSED NEW PAVING
- EXISTING BUILDING TO REMAIN
- HIGHWAY CONSTRUCTION SETBACK LINE
- PROPOSED NEW PORCH/DRIVE UP CANOPY

FLOOR PLANS & ELEVATION

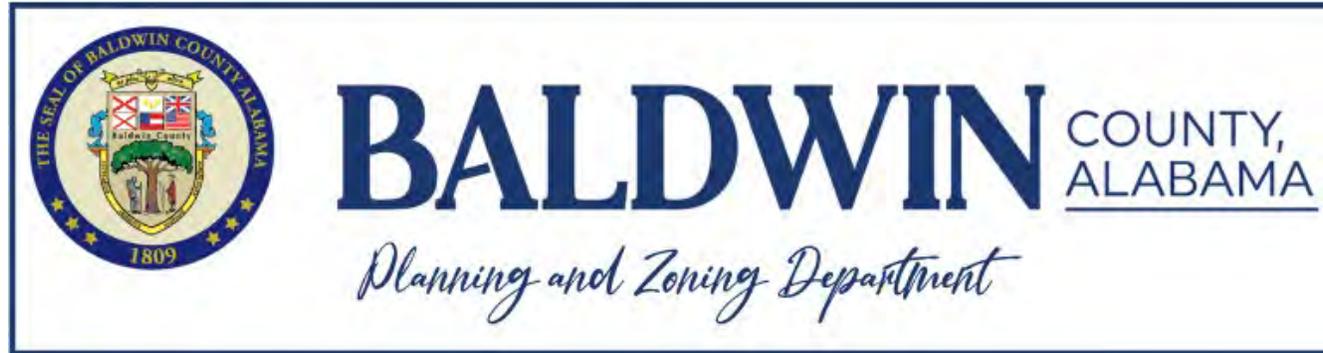


HIGHWAY DEPARTMENT

The Baldwin County Highway Department has reviewed the provided documentation and has no objections to the request.

STAFF RECOMMENDATION

Most of the required parking, the front porch, and the roof of the drive-thru (permanent structures per Act 94-572 of The Code of Alabama) are within the Highway Construction Setback (HCS). Due to the irregular shape of the property, staff recommends that the Highway Construction Setback Appeal for Case No. **HCA24-03**, AmeriFirst Bank be **APPROVED**.



Case No./Name: PRD24-01 SAILOR'S LANDING (Agenda Item 10a.)
Meeting Date: August 1, 2024
Request: Planned Residential Development approval for a 226-site residential development.
Recommendation: PRD24-01 Approval with conditions

Staff Lead: Shawn Mitchell & Celena Boykin

Owner / Developer: *Bailey Agriculture & Development, LLC, 27618 US Hwy 98m, Elberta, AL 36530*

Surveyor: Ricky Sears, 5825 Quietwood Dr., Milton, FL 32583

Engineer: Todd Wheeler, *Mullins, LLC., 4900 Bayou Blvd, Suite 200, Pensacola, FL 32503*

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage: <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: The subject property is located south of US Hwy 98 and west of County Rd. 95. The southern boundary of the proposed development is adjacent to the Town of Elberta.

Proposed use: A 226-unit planned residential development

Planning District: 22

Zoning: Current zoning: RA. Rural agricultural
Requested zoning: RSF-2 Single family residential

Parcel#: 05-53-08-27-0-000-004.000 **PIN#:** 23227

Total Property Area to be divided: 134.08 +/- acres

Total # of Lots requested: 226 sites
RSF-2 Minimum required site: 15,000 SF, width 80 ft
Smallest site: ~~6,796 SF~~ 8,400 SF

Density: 1.9 lots / acre
Total area 134.08 – (17.11 / 2 wetlands) = 118.97 acres
226 lots / 118.97 ac = 1.9 units/ac
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-2 density of 2.9 units/acre.

Open Space: Required 134.08 x 20% = 26.82 ac
Provided: Usable + Wetlands 33.95 ac (**Additional 7.13 ac**)
Detention ponds are not counted as open space

“Useable” open space: Required 26.82 / 2 = 13.41 ac
Provided: ~~19.62 ac~~ (**Additional 3.41 ac**) 13.52 ac

Setbacks: 30 front, 20 rear, 7.5 side

Streets / Roads: 41,034 LF 9,550 of street for public use

Utility Providers (4.5.1(i), 5.2.5a(1)): Letters are required for PRD, and capacity reports will be required for preliminary plat.

Water: Perdido Bay Water. Letter dated March 19, 2024.

Electrical: Riviera Utilities (May 17, 2024) & Baldwin EMC (May 22, 2024).

Sewer: BC Sewer Service, May 7, 2004. Lillian treatment plant.

Traffic Study (5.5.14, Append. 6): Prepared by Richard Somers, PE, *Rgood Ground LLC*. Left and right turn lanes on Hwy 98 were recommended.

Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by *Mullins, LLC*.

Wetlands (5.2.2): Wetland report prepared by Craig Martin, *Wetland Sciences*. Wetlands are shown with the required 30 ft. non-disturbed natural buffer.

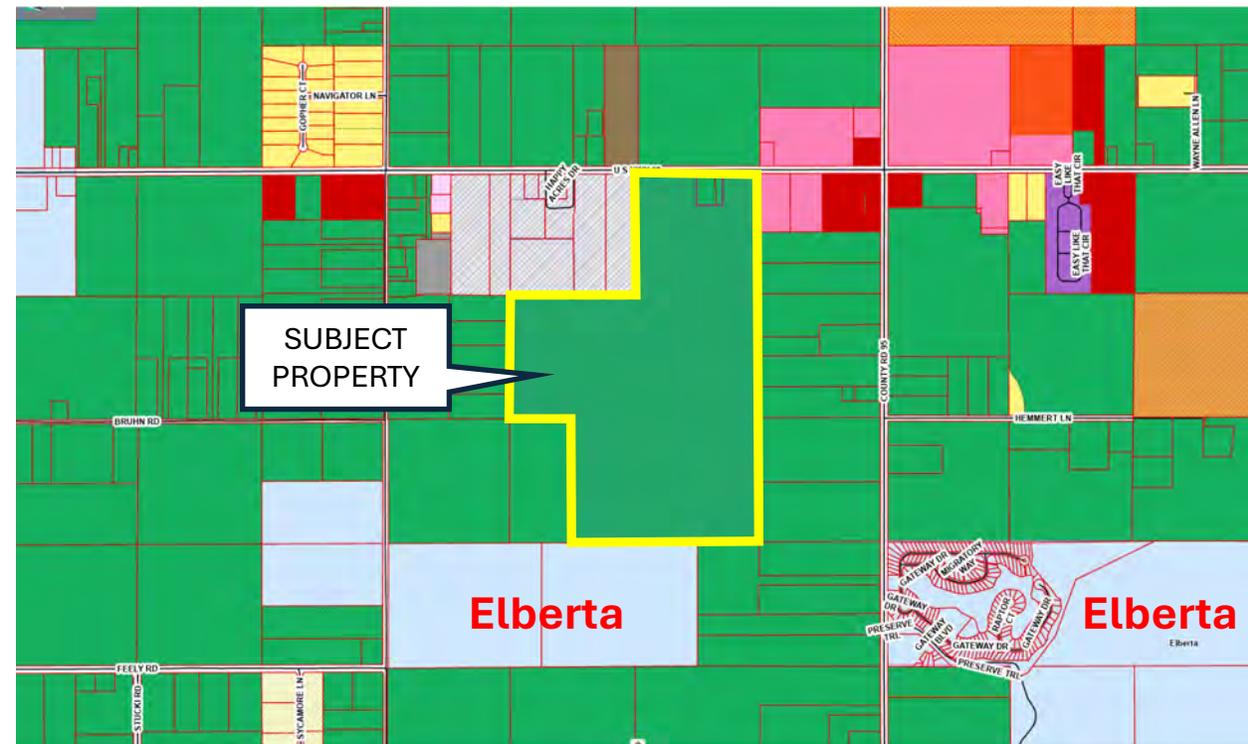
Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

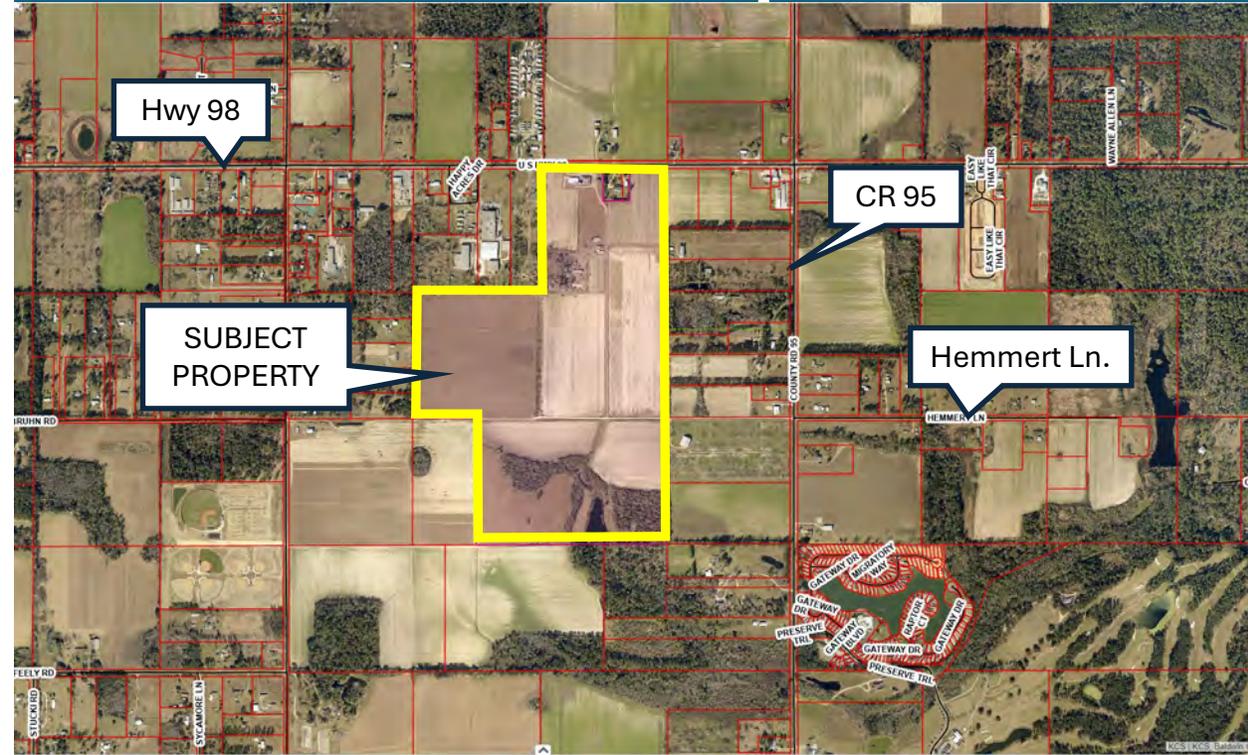
BCBE Notification: Email sent on March 25, 2024. They did not express opposition.

Online Case File Number: The case number is PRD24-01. When searching online CitizenServe database, please use PRD24-000001.

Locator Map

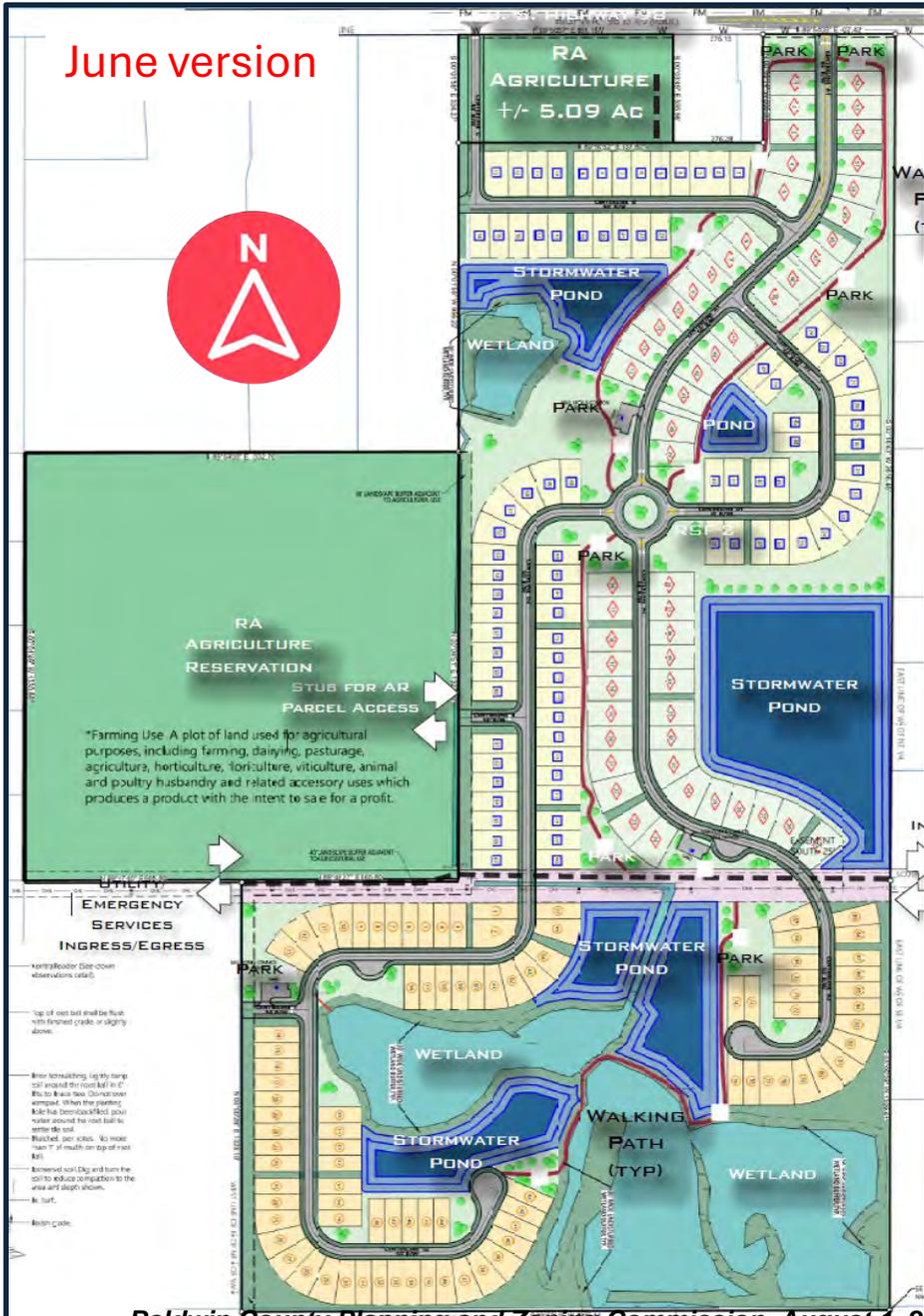


Site Map

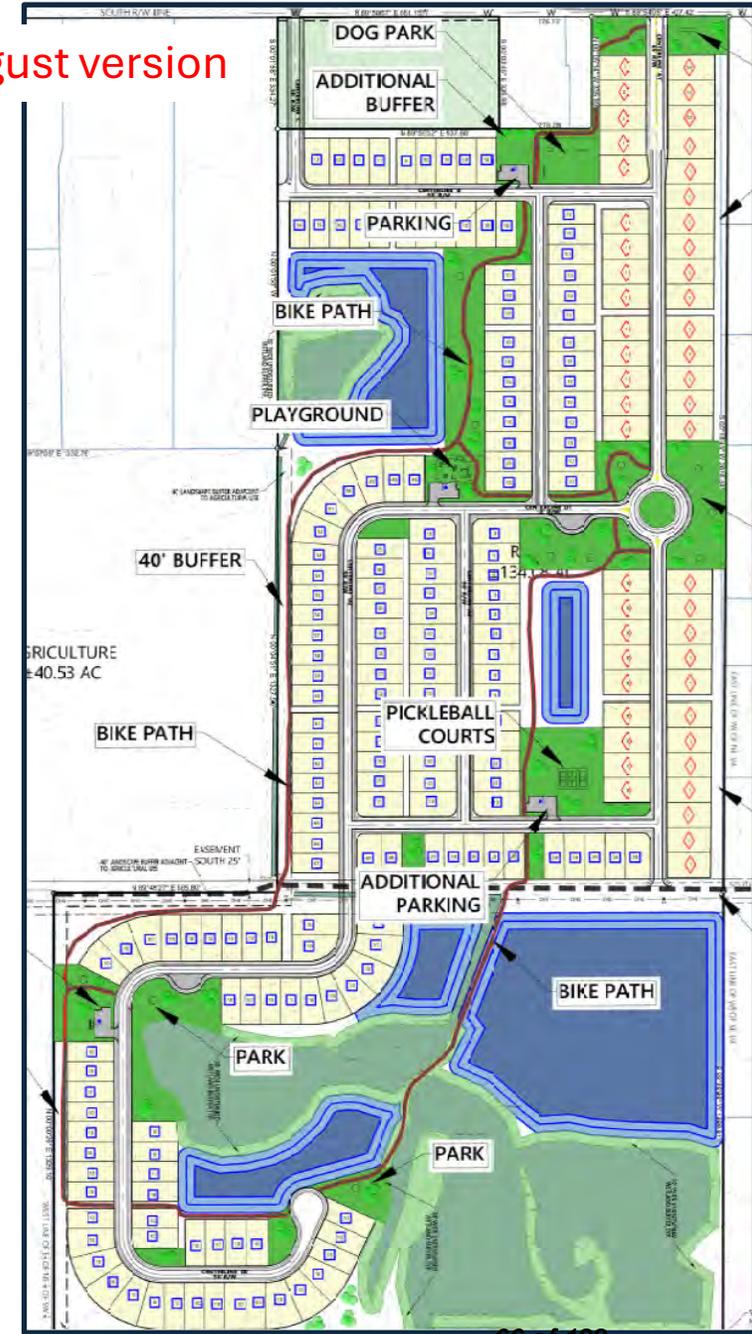


	Adjacent Zoning	Adjacent Land Use
North	RA- rural agriculture and M1- light industrial	Agricultural, light industrial
South	RA- rural agriculture	Agricultural
East	RA- rural agriculture and B-2 neighborhood business	Agricultural, residential
West	RA- rural agriculture and M1- light industrial	Agricultural, residential

June version



August version



CHANGES FROM PREVIOUS PLAN

1. The agricultural parcel has been removed.
2. Active open space is more accessible but has been reduced by 6.1 acres. It meets the minimum requirements.
3. The smallest lots, 50 ft wide, have been removed. The number of lots remains the same.
4. The landscape plan has been accepted and details about amenities have been added (pickleball courts, playground, dog park, pavilion).
5. Road circulation has improved with multiple routes from north to south.

LEGEND	
USABLE OPEN SPACE =	±19.62 AC
PONDS =	±19.69 AC
WETLANDS =	±17.13 AC



Two entrances onto Hwy 98

Emergency entrance onto CR 95

Bike path / walking trail

Common areas



Examples of proposed homes:



RSF-2 Minimum required site:
15,000 SF, width 80 ft

Smallest site: 8,400 SF, width 60'

SITE DATA TABLE

Total Area for Residential Rezoning:	134.08± Ac
Total Area of Lots and R/Ws:	60.77± Ac
Total Area within Wetlands and Buffers:	17.13± Ac
Total Area within Stormwater Facilities:	20.92± Ac

Required Open Space:	20% = 26.82± Ac
Provided Open Space:	39% = 52.39± Ac

Required Active/Passive Recreation Space:	10% = 13.41± Ac
Provided Active/Passive Recreational Space:	10% = 13.52± Ac

Max. Lot Density = 2 U/A with 1/2 Credit for Wetlands = $(134.08 - (17.13/2)) * 2 = 251$ Lots
Proposed Total = 226 Lots

75' Wide - 100 Lots 
60' Wide - 126 Lots 

Smallest Lot Size - ±8,400 SF
Linear ft of Proposed Streets - 9 550 LF
Amount of Proposed Impervious Surfaces - 42.19± Ac

Staff comments:

1. Two **entrances** are shown on Hwy 98 and an emergency access is proposed to connect the development to County Rd. 95. The developer must coordinate with ALDOT for access to Hwy 98. The southern emergency ingress/egress must meet ISO requirements for emergency vehicle use. If 2 entrances cannot be approved onto Hwy 98, a second full-service entrance will be required onto County Rd. 95. This may also be required by the subdivision of the agricultural parcel (see comment #2).
2. Comments on the revised site plan show that the 40-acre **agricultural portion** of the lot has been sold. The parent parcel cannot be divided and sold without going through the subdivision process as outlined in the Baldwin Co. Subdivision Regulations. The proposed parcel cannot be “landlocked” and must meet lot dimension, frontage, and access requirements.
3. The site plan shows reduced rear and side **setbacks**. This will require revised letters from utility companies and adequate flow test results for fire protection. The current Riviera & Baldwin EMC letters require 10 ft on each side. If the spacing between houses must be increased, the amount of usable open space reflected on this site plan (13.52 ac) cannot be reduced.
4. A bike path appears to encroach into the required 30 ft non-disturbed wetland buffer. This will require a variance from the Board of Adjustments #2. If the variance is denied, the path must be relocated.

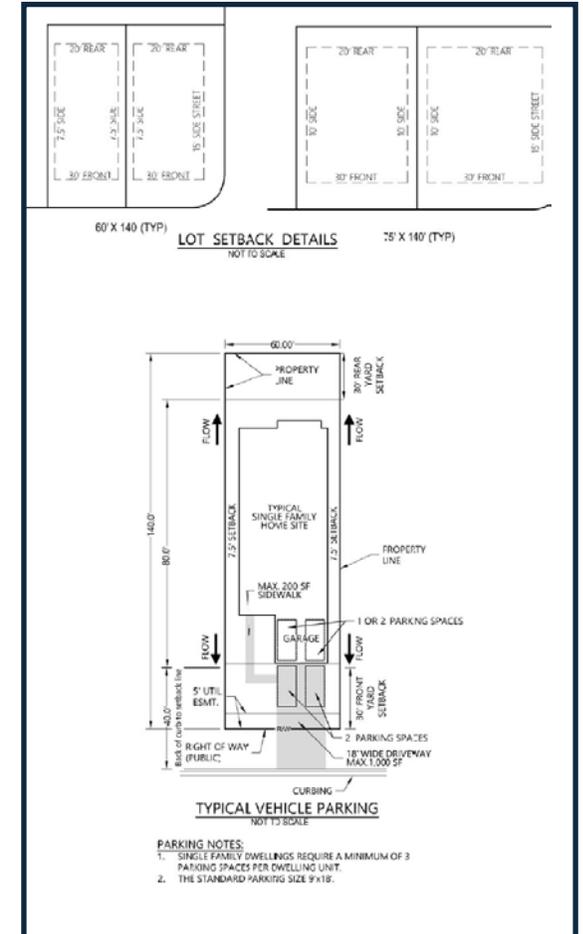
Comment in site plan



Bike path and wetland buffer



Proposed setbacks



"I spoke with the Mayor yesterday about the proposed PUD. As well, we had a conversation with Mark Acreman pursuant to some other traffic issues and did briefly discuss some of the comments with him on this plan. Please find some of our thoughts below:

Traffic Management on US Hwy 98 with continual increases of residential developments requiring abutting ingress/egress

Traffic Congestion within a development with 50 foot right of ways and small lots (parking in the streets could cause issues with emergency vehicles trying to maneuver around vehicles that could possibly be parked on both sides of the street). Cul-de-sacs need to be of enough diameter for large fire trucks and school buses especially on winding interior roadways

Impact on Schools - the smaller the lot the greater potential increase to population in our schools. As most are aware, the town was recently awarded monies to put in a turn lane at US Hwy 98 /87 to help with the enormous traffic issues already being experienced in this area each morning / afternoon during school sessions.

Police Protection - the smaller the lot the greater potential increase to overall population - additional assistance from the Baldwin County Sheriff's Office may be needed in the Elberta area with dramatic increases of population into our school systems; sporting facilities, etc. that are located within the Elberta Corporate limits and/or police jurisdiction.

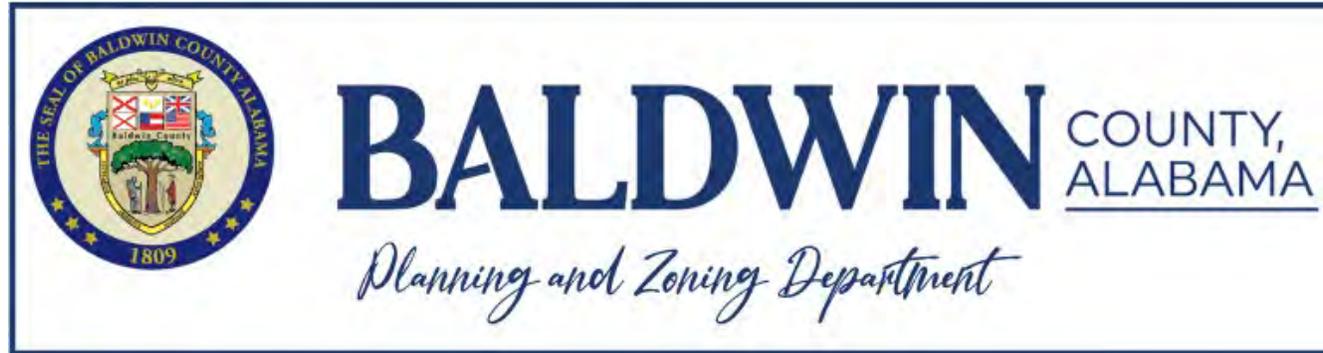
One other concern with the rezoning of large properties along the US Hwy 98 corridor into residential uses is that it **precludes future business opportunities** to support current and future residents of our area. We hope that consideration is given toward leaving some commercial frontage areas along US Hwy 98 for future business growth.

Of note: the town currently has a minimum lot size of 100 x 150 feet for any residential district; density calculations are figured after the deduction of storm water systems and jurisdictional wetlands from gross acreage; no back-to-back or back/side lots are allowed without a 10-foot common easement between them. We also have a moratorium on PUD annexations or applications as we work to update our regulations."

PRD Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-01 SAILOR'S LANDING** application should be recommended for **APPROVAL* with the following condition(s)**:

1. Approval of the rezoning request from RA to RSF-2 by the County Commission (the Planning Commission approved the rezoning in June).
2. ALDOT must approve 2 accesses onto Hwy 98. The southern emergency ingress/egress must meet ISO requirements for use by emergency vehicles. If ALDOT does not approve 2 entrances on Hwy 98, the access to County Rd. 95 must be a full-service entrance, and the road must meet pavement and right-of-way requirements.
3. Provide revised utility letters that show approval for reduced utility setbacks of 5 ft. If setbacks must be increased, the amount of open space reflected on the site plan (13.52 ac) must be maintained.
4. Fire flow must meet ISO requirements for home spacing (1,000+ gpm at 20 psi for spacing between 11-20 feet). If setbacks must be increased, the amount of open space reflected on the site plan (13.52 ac) must be maintained.
5. The 40-acre agricultural land cannot be divided from the parent parcel or sold without going through the subdivision process as outlined in the Baldwin Co. Subdivision Regulations (Section 4.1). Any resultant lots must meet dimensional, frontage, and access requirements.
6. A bike path appears to encroach into the required 30 ft. non-disturbed wetland buffer. This will require a variance from the Board of Adjustments #2. If the variance is denied, the path must be relocated.



Case No./Project Name: Z24-26, Johnson Property – REZONING (Agenda Item 10b.)

Meeting Date: August 1, 2024

Applicant: Kim Johnson

Owner: Maxine Johnson

Requested Action: Rezone 0.40 acres from Residential Single-Family (RSF-1) to Rural (RR)

Staff Determination: Staff finds the application consistent with the standards in the Baldwin County Zoning Ordinance and recommends APPROVAL of the request

Staff Lead: Cory Rhodes, Planner

Subject Property Information

Current Use: Commercial

Size: 0.40 acres

Location: The subject property is located south of Keller Road and east of Helton Road in Foley

Planning District: 35

Parcel ID #: 05-61-04-20-0-000-021.000

PIN: 30778

Roads: Keller Road is paved and County-maintained

Current Zoning District: RSF-1, Residential Single-Family District. Intended for low density residential, single-family homes.

Proposed Zoning District: RR, Rural District. This zoning designation is provided to accommodate the rural areas of the County.

Future Land Use: (See Attachments)

- Recommends Rural Agriculture LID Potential.

Adjacent Property Land Use Table

	Adjacent Zoning	Adjacent Land Use
North	RSF-E, Residential Single-Family Estate District	Residential
South	RSF-1, Residential Single-Family District	Residential
East	RSF-1, Residential Single-Family District	Residential
West	RSF-1, Residential Single-Family District	Commercial

ANALYSIS:

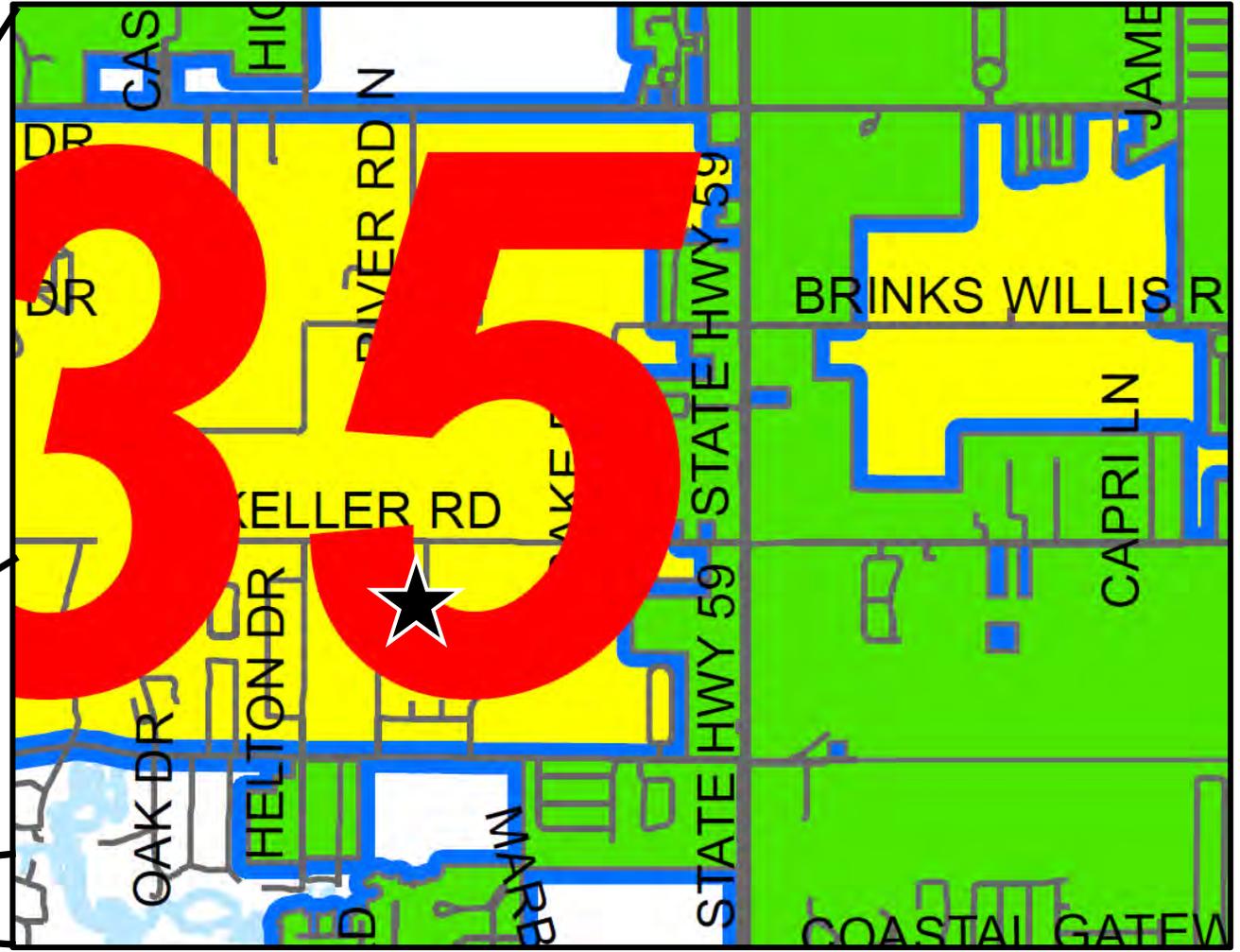
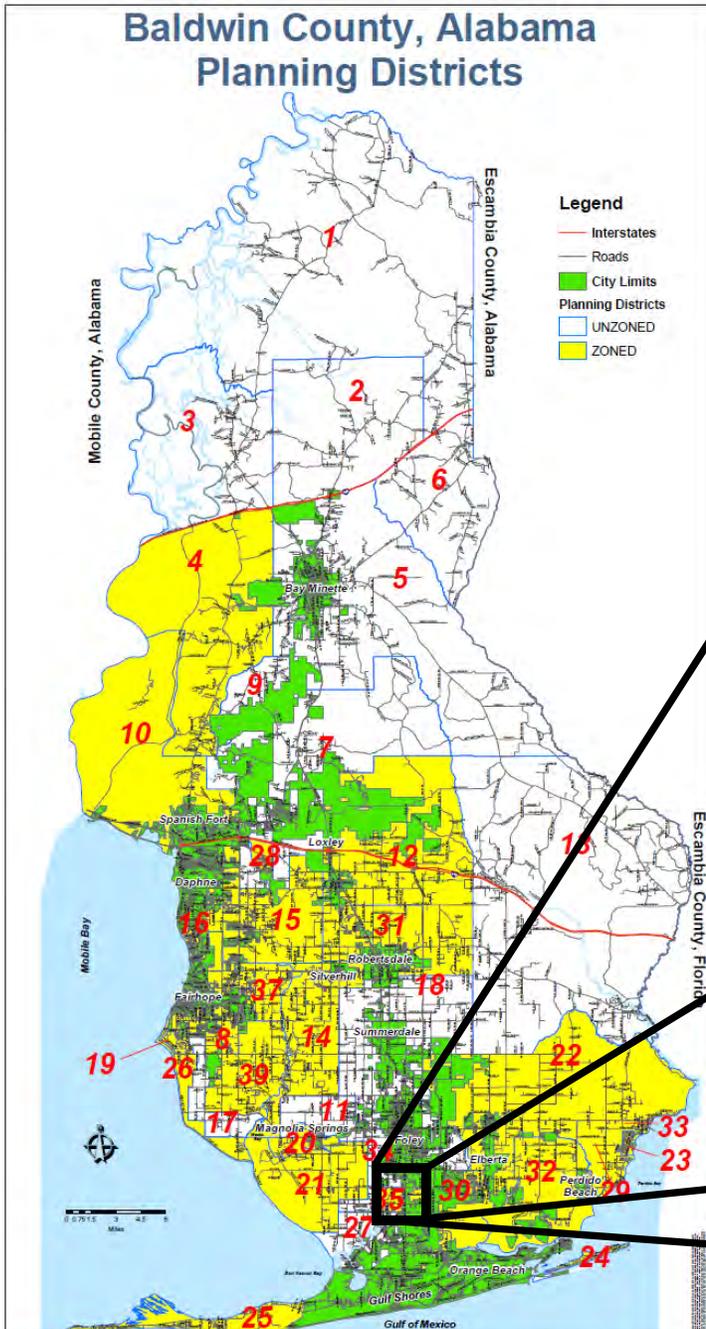
- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RSF-1, Residential Single-Family District. Nearby parcels are zoned RSF-1, RSF-E and RA with primarily residential uses. While the requested change is incompatible with the existing development pattern and zoning of nearby property, it can be argued that the existing business on the subject property that has been in operation for over 40 years and was likely zoned incorrectly when Planning District 35 adopted zoning.
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 35 adopted zoning in October of 2022. There have been no changes in the immediate area since zoning was adopted.
- 3. Does proposed zoning better conform to the Master Plan?** The future land use for the property is Rural / Agriculture / Low-Impact Development Potential. Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The proposed request conforms to the Master Plan.
- 4. Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any planned public improvements.
- 5. Will the proposed change adversely affect traffic patterns or congestion?** The functional classification for this section of Keller Road is a Local Road. Local Roads provide limited mobility and are the primary access to residential areas, businesses, farms, and other areas. The proposed change will have no adverse effects on traffic patterns or congestion.

- 6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?**
- 7. Is the proposed amendment the logical expansion of adjacent zoning designations?** As mentioned earlier, the business on the property existed well before zoning was adopted. While the proposed change would not be consistent with the surrounding residential development pattern or a logical expansion of adjacent residential zoning districts, the request to Rural zoning is compatible with the existing use, which is akin to a Contractor's Yard. A Contractor's Yard is allowed in Rural zoning with Commission Site Plan Approval.
- 8. Is the timing of the request appropriate given the development trends in the area?** Staff believes timing is not a factor for this request.
- 9. Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?** Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.
- 11. Other matters which may be appropriate.** N/A

Attachments Include: 1) County Planning District Map, 2) Site and Locator Map, 3) Zoning Use Table, and 4) Future Land Use Map (FLUM)

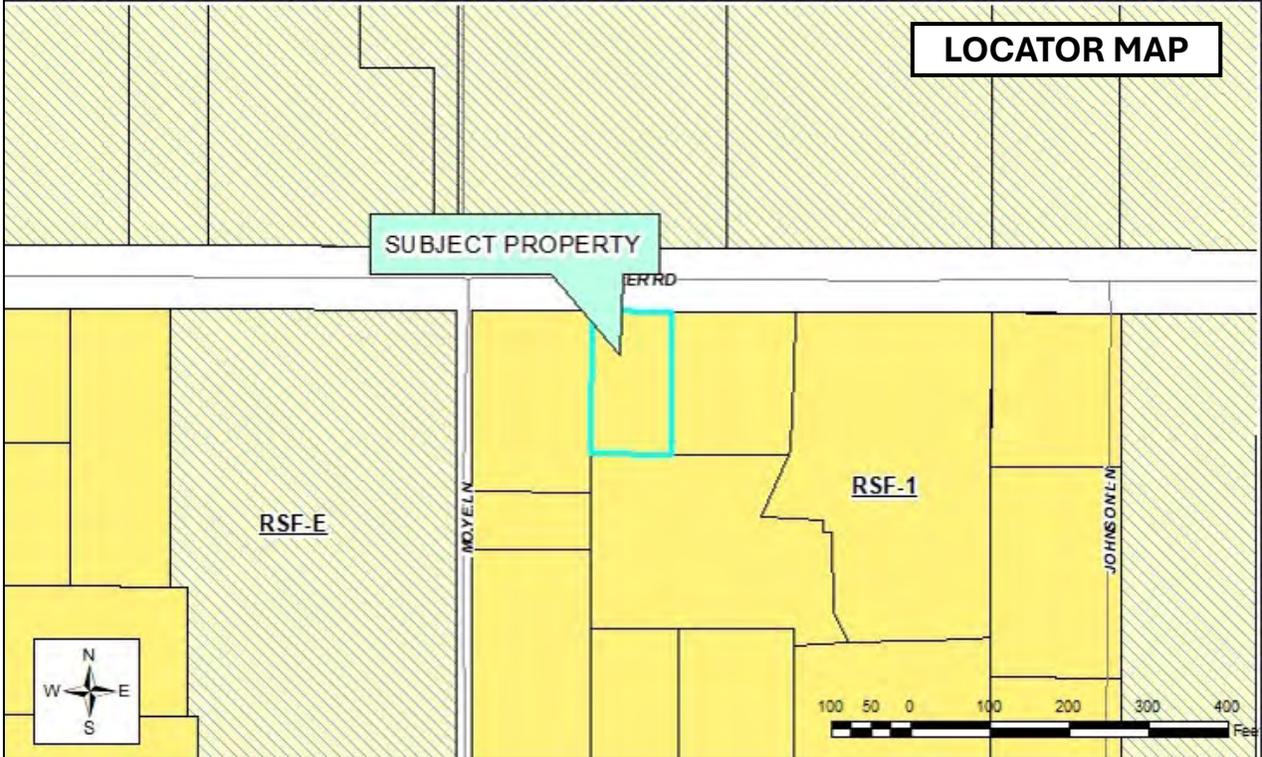
Baldwin County, Alabama Planning Districts

Attachment 1: County Planning District Map



Attachment 2: Locator and Site Maps

LOCATOR MAP



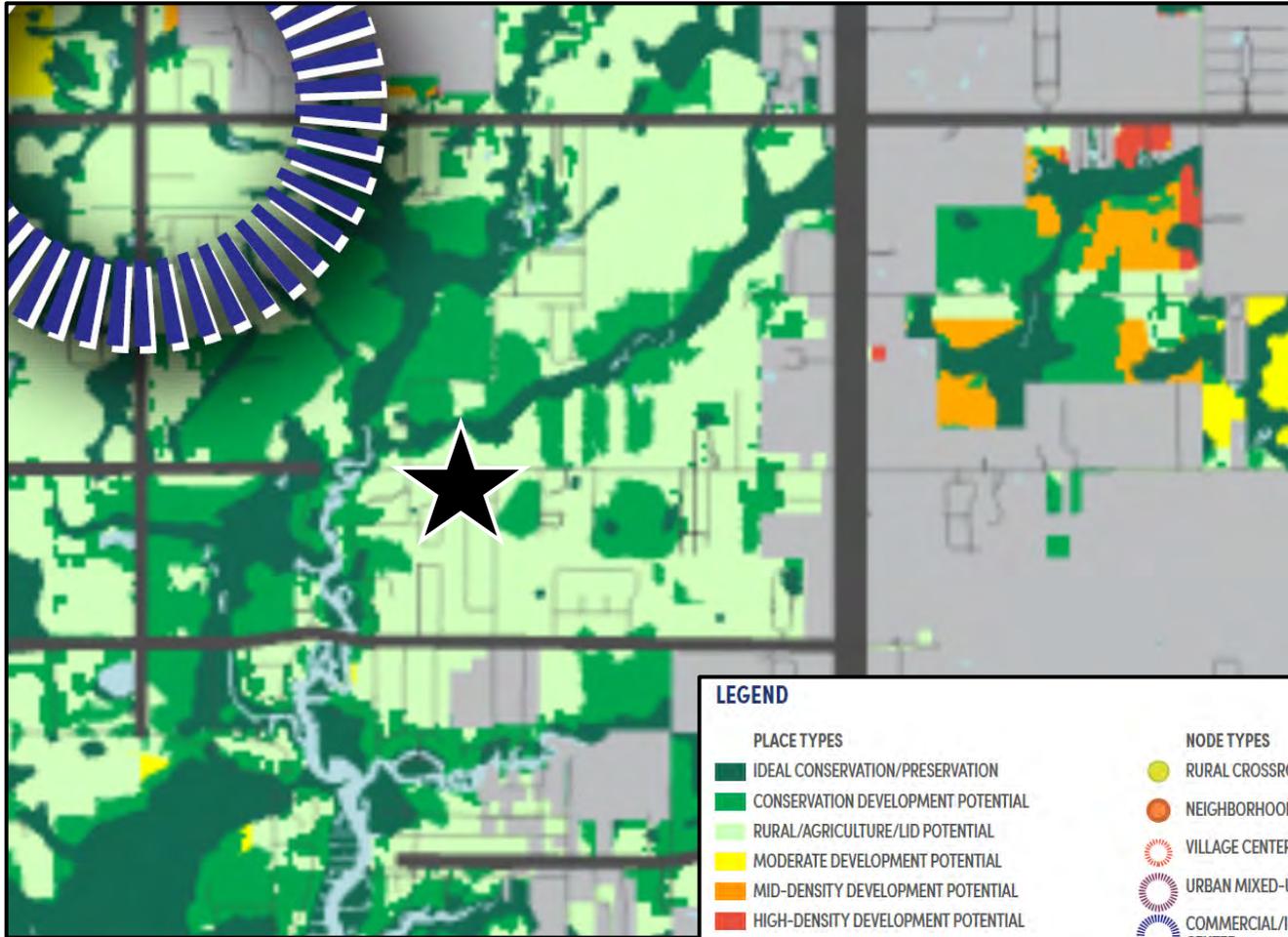
SITE MAP



Attachment 3: Zoning Use Table

	C	RR	RA	CR	BCZ	RSF-E	RSF-1	RSF-2	RSF-3	RSF-4	RTF-4	RSF-6	RTF-6	RMF-6	HDR	RMH	B-1	B-2	B-3	B-4	RV-1	RV-2	LB	LB	MR	OR	TR	P	M-1	P	M-2	
Contractor's yard	C																												P	P		
Grain milling and storage elevators	C																													P	P	
Ice plant	C																												P	P		
Lumberyard	C																												P	P		
Machine shop	C																												P	P		
Machinery, tools and construction equipment sales and service	C																												P	P		
Manufacturing, repair, assembly or processing establishments of a light industrial nature including: food and milk products; clothing; musical instruments; scientific, optical, medical & electronic equipment; souvenirs and novelties; toys, sporting goods &	C																													P	P	

Attachment 4: Future Land Use Map



LEGEND	
PLACE TYPES	NODE TYPES
 IDEAL CONSERVATION/PRESERVATION	 RURAL CROSSROADS CENTER
 CONSERVATION DEVELOPMENT POTENTIAL	 NEIGHBORHOOD CENTER
 RURAL/AGRICULTURE/LID POTENTIAL	 VILLAGE CENTER
 MODERATE DEVELOPMENT POTENTIAL	 URBAN MIXED-USE CENTER
 MID-DENSITY DEVELOPMENT POTENTIAL	 COMMERCIAL/INDUSTRIAL CENTER
 HIGH-DENSITY DEVELOPMENT POTENTIAL	 MUNICIPAL JURISDICTIONS

PRIMARY LAND USES

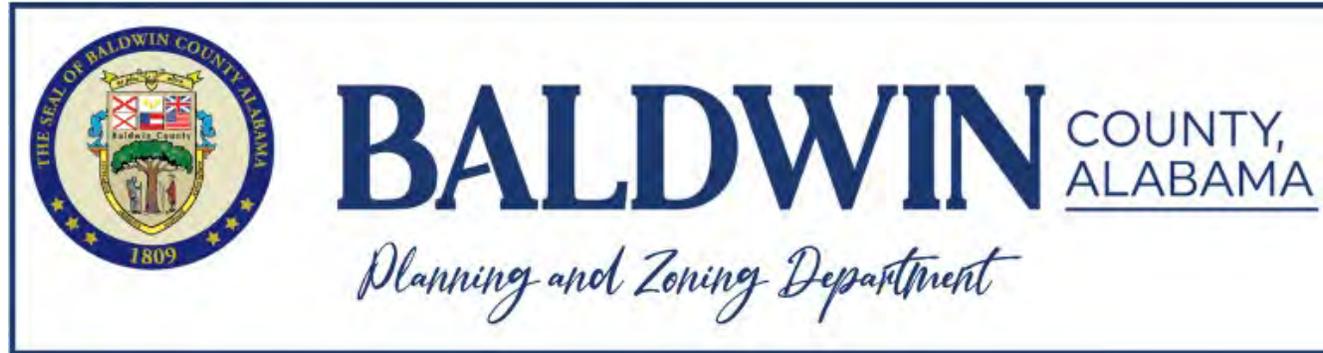
- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate



Case No./Project Name: Z24-27, Corn Branch, LLC Property – REZONING (Agenda Item 10c.)

Meeting Date: August 1, 2024

Applicant: Hunter Smith

Owner: Corn Branch, LLC

Requested Action: Rezone ±14 acres (of 48 acres) from Rural Agricultural (RA) to Residential Single-Family (RSF-1)

Staff Determination: Staff finds the application consistent with the standards in the Baldwin County Zoning Ordinance and recommends APPROVAL of the request

Staff Lead: Cory Rhodes, Planner

Subject Property Information

Current Use: Agricultural

Size: 48 acres

Location: The subject property is located east of Blueberry Lane and north of Vasko Road in Silverhill

Planning District: 14

Parcel ID #: 05-47-05-22-0-000-015.001 (part of)

PIN: 100434 (part of)

Roads: Blueberry Lane and Vasko Road are paved and County-maintained

Current Zoning District: RA, Rural Agricultural District. Intended for large, open, unsubdivided land that is vacant or is being used for agricultural, forest or other rural purposes.

Proposed Zoning District: RSF-1, Residential Single-Family District. Intended for low density residential, single-family homes.

Future Land Use: (See Attachments)

- Recommends Conservation and Rural / Agriculture / LID Potential.

Adjacent Property Land Use Table

	Adjacent Zoning	Adjacent Land Use
North	RA, Rural Agricultural District	Residential & Agricultural
South	RA, Rural Agricultural District & BCZ, Base Community Zoning	Residential
East	RA, Rural Agricultural District & BCZ, Base Community Zoning	Agricultural & Residential
West	RA, Rural Agricultural District & BCZ, Base Community Zoning	Residential & Agricultural

ANALYSIS:

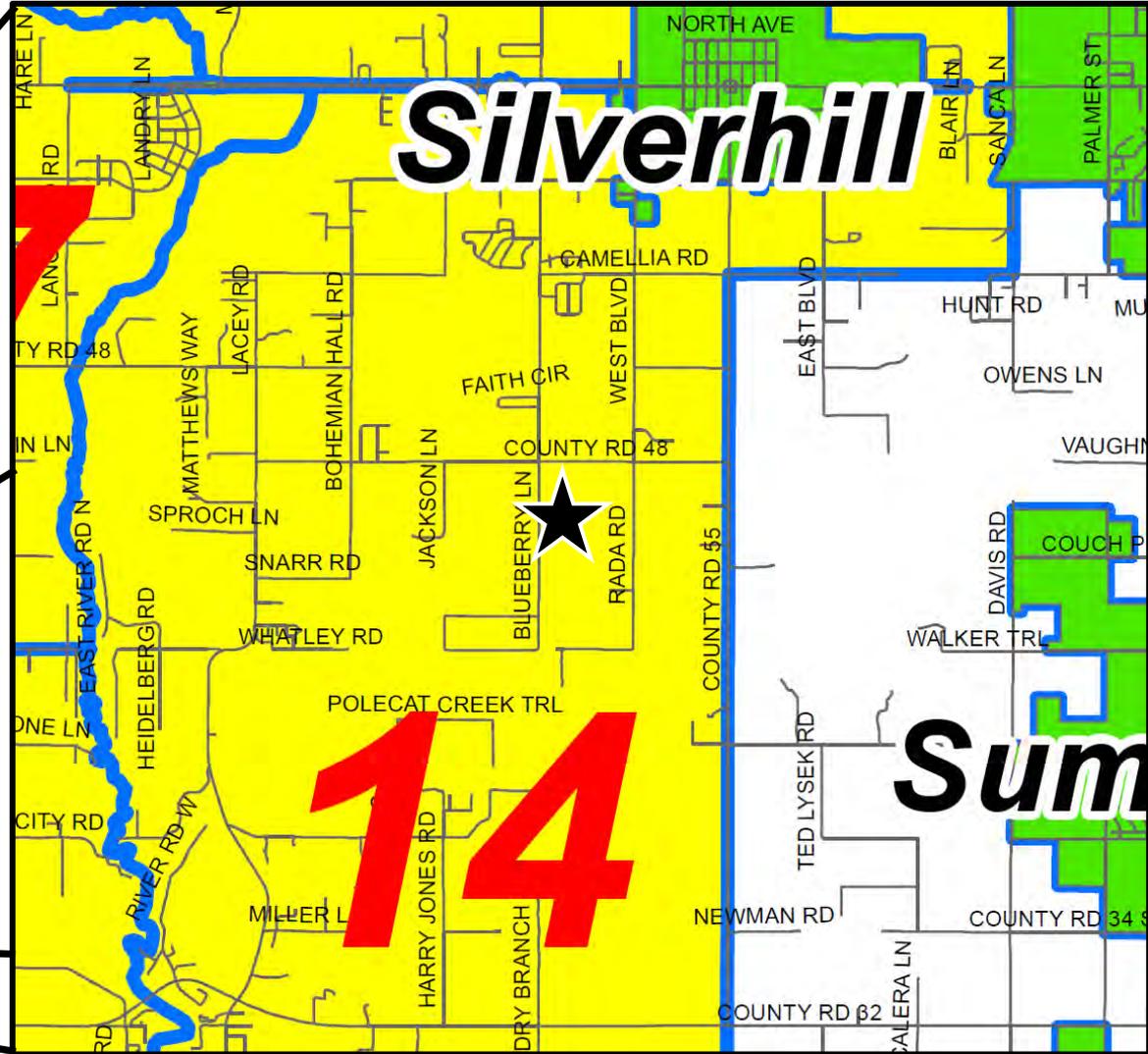
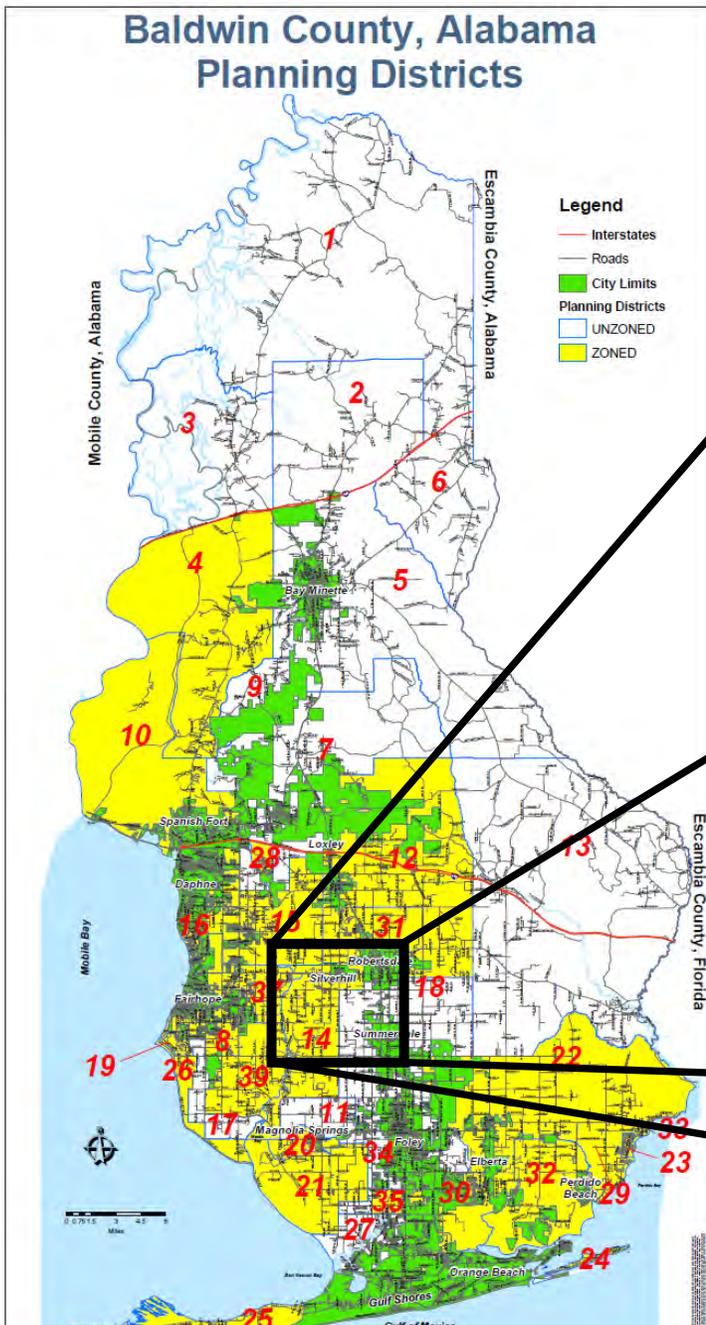
- 1. Compatibility with the existing development pattern and the zoning of nearby properties?** The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA and BCZ, Base Community Zoning, with primarily residential and agricultural uses. The existing development pattern consists of single-family homes situated on large lots of an acre or greater. The requested change would be compatible with the existing development pattern of the nearby properties.
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established?** Planning District 14 adopted zoning in November of 2023. There have been no changes in the immediate area since zoning was adopted.
- 3. Does proposed zoning better conform to the Master Plan?** The future land use for the property is primarily Rural Agriculture / Low-Impact Development Potential with pockets of Conservation Development Potential. Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation / Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. The proposed rezoning would be better suited for Moderate Development Potential.

Attachments Include: 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)

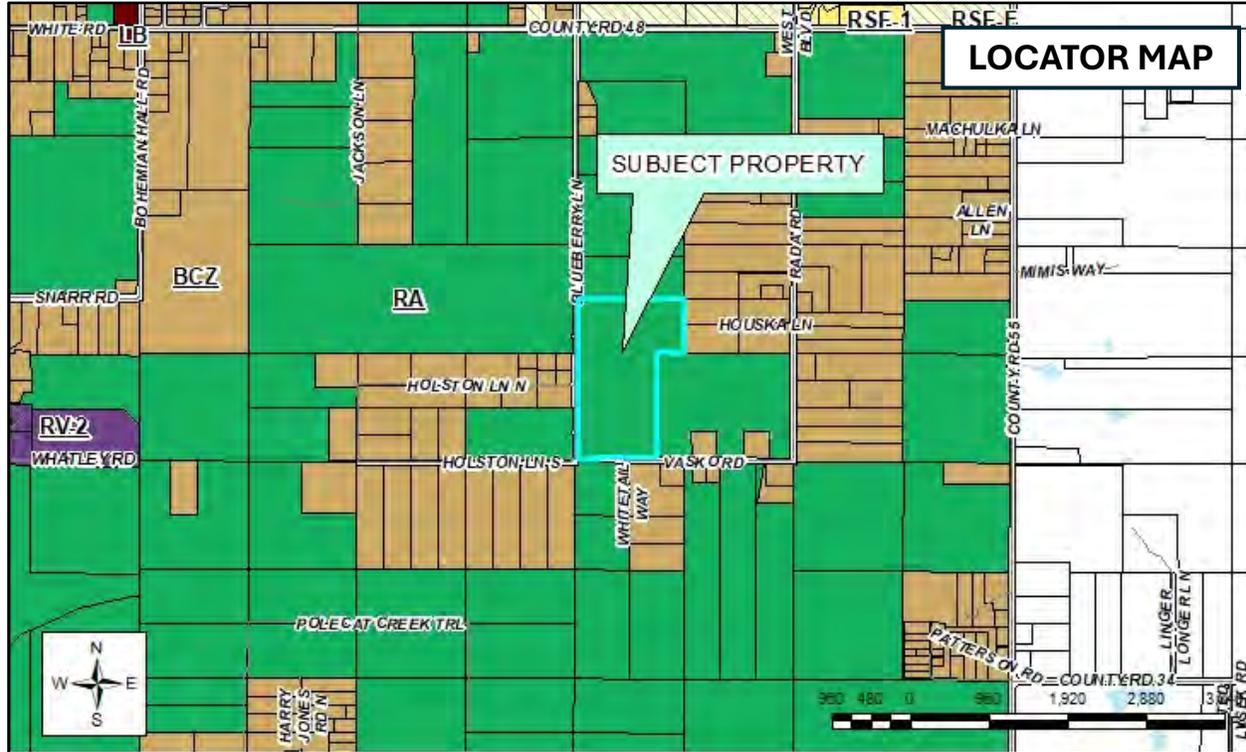
- 4. Will the proposed change conflict with existing or planned public improvements?** Staff is unaware of any planned public improvements.
- 5. Will the proposed change adversely affect traffic patterns or congestion?** The functional classification of both Blueberry Lane and Vasko Road is a Local Road. Local Roads provide limited mobility and are the primary access to residential areas, businesses, farms, and other areas. The proposed change should have minimal effects on traffic patterns or congestion.
- 6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?** As mentioned earlier, the development pattern of the area consists of single-family homes situated on large lots of an acre or greater. The request is for a partial rezone, so while the proposed change would slightly increase the density, it should remain compatible with the land use pattern of the surrounding area.
- 7. Is the proposed amendment the logical expansion of adjacent zoning designations?** Adjacent zonings include RA and BCZ. There is currently no RSF-1 zoning within ¼ mile of the subject property, so the change would not be considered a logical expansion of adjacent zoning districts.
- 8. Is the timing of the request appropriate given the development trends in the area?** Staff believes timing is not a factor for this request.
- 9. Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?** Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?** Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

- 11. Other matters which may be appropriate.** N/A

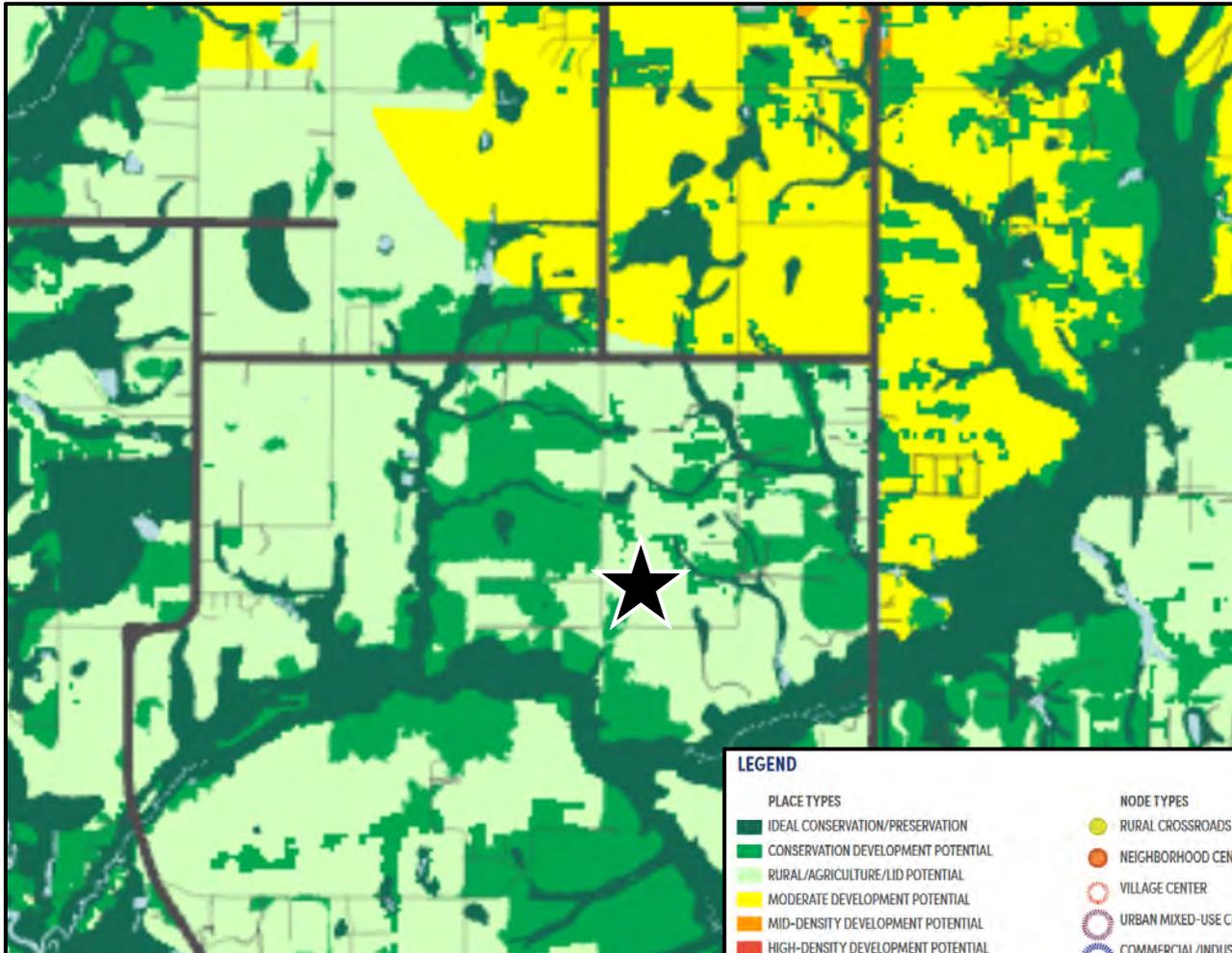
Attachment 1: County Planning District Map



Attachment 2: Locator and Site Maps



Attachment 3: Future Land Use Map



LEGEND

PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

CONSERVATION DEVELOPMENT AREAS

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

PRIMARY LAND USES

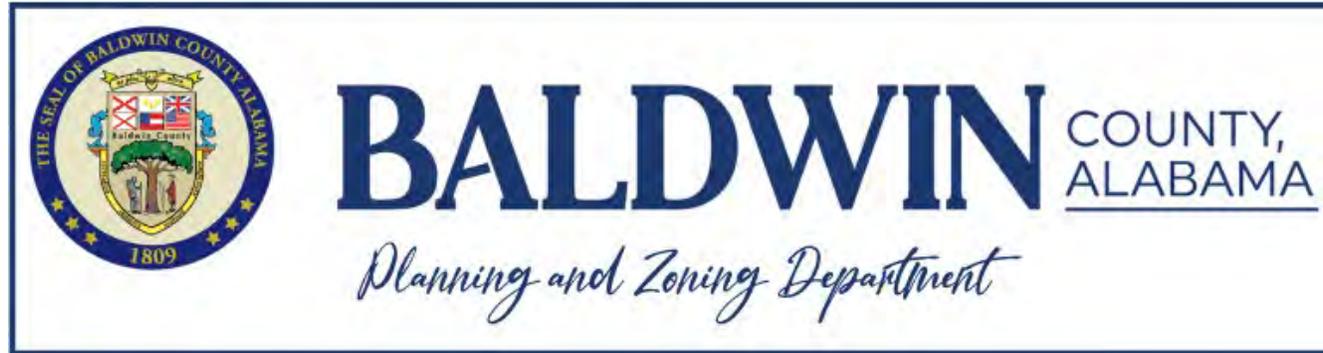
- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered manufactured housing communities
- Rural crossroads center/node

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate



Case No./Name: Z24-29 MCCRANEY PROPERTY & PRD24-06 BEAR CREEK (Agenda Item 10d.)
Meeting Date: August 1, 2024
Request: Rezoning request and Planned Residential Development approval for a 132-site residential development.
Recommendation: Approval for Z24-29 and Approval for PRD24-06

Staff Lead: Shawn Mitchell & Celena Boykin

Owner / Developer: KAD Properties LLC, 50 N Florida St., Mobile, AL 36607

Surveyor: Rowe Engineering, 3502 Laughlin Dr, Suite B, Mobile, AL

Engineer: Dwayne Smith, Anchor Engineering, 50 N Florida St, Mobile, AL

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: The subject property is located east of Hwy 83, north of Kichler Circle and south of Grubber's Lane. It is adjacent to the northern boundary of Elberta.

Proposed use: A 132-unit planned residential development

Planning District: 22

Zoning: Current zoning: RA. Rural agricultural
Requested zoning: RSF-2 Single family residential

Parcel#: 05-53-04-20-0-000-002.004 **PIN#:** 360531

Total Property Area to be divided: 59 +/- acres

Total # of Lots requested: 132 sites
RSF-2 Minimum required site: 15,000 SF, width 80 ft
Smallest site: 7,998 SF

Density: 2.4 lots / acre
Total area 59 - (7.06/2 wetlands) = 55.47 acres
132 lots / 55.47 ac = 2.37 units/ac
A PRD allows lots smaller than the zoning minimum, but the overall density of the development cannot exceed the RSF-2 density of 2.9 units/acre.

Open Space: Required $59 \times 20\% = 11.8$ ac
Provided (Site data table): 25.42 ac
Open space cannot include detention ponds or internal ROW.

"Useable" open space: Required $11.8 / 2 = 5.9$ ac
Provided (Site data table): 16.14 ac
Measured @ 10.5 (doesn't include landscape buffers or area by Hwy 83)

Streets / Roads: 5,200 LF of street for public use

Proposed setbacks: 30 ft front and rear, 10 ft side, 20 ft street side

Utility Providers (4.5.1(i), 5.2.5a(1)): Capacity reports will be required for the preliminary plat

Water: East Central Water Authority (Letter dated June 19, 2024)

Electrical: Baldwin EMC. Letter dated June 26, 212024.

Sewer: Riviera (No letter)

Traffic Study (5.5.14, Append. 6): Not required for a PRD but will be required for a preliminary plat.

Drainage Improvements (4.5.1e, 5.11.7): A full drainage plan is not required for the PRD but will be required for the preliminary plat. Maps showing proposed detention ponds, and pre- and post-drainage patterns were provided by Dwayne Smith, PE, *Anchor Engineering*.

Wetlands (5.2.2): Wetland report by Keith Johnson, *Wetlands Sciences, Inc.* Wetland acreage is 7.06 acres, shown with the required 30 ft non-disturbed buffer.

Flood zone (5.19): Zone X, no special requirements

Fire Protection (5.2.5a(3)): A fire flow test and letter from the local fire authority are not required for the PRD but will be required for the preliminary plat.

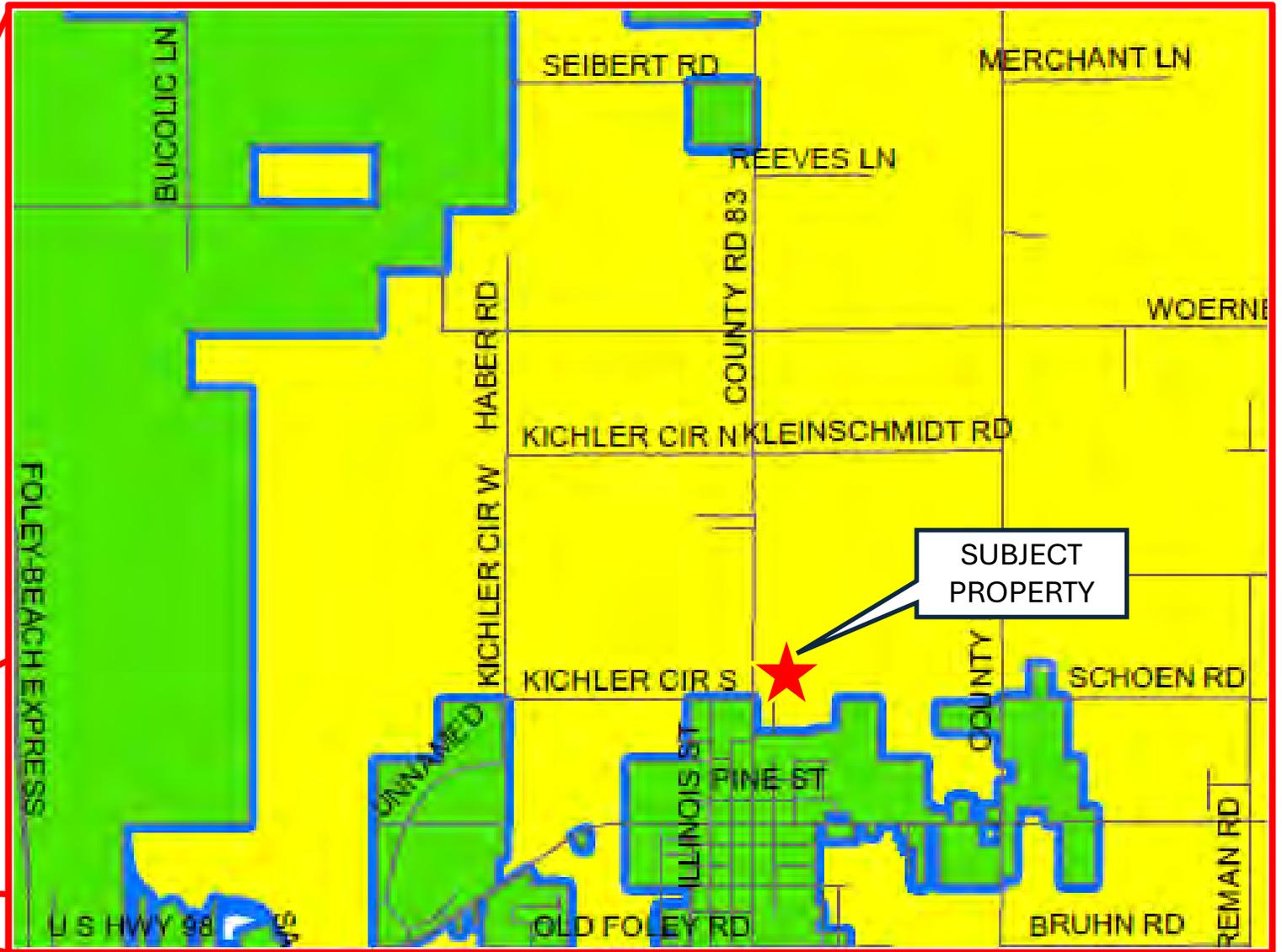
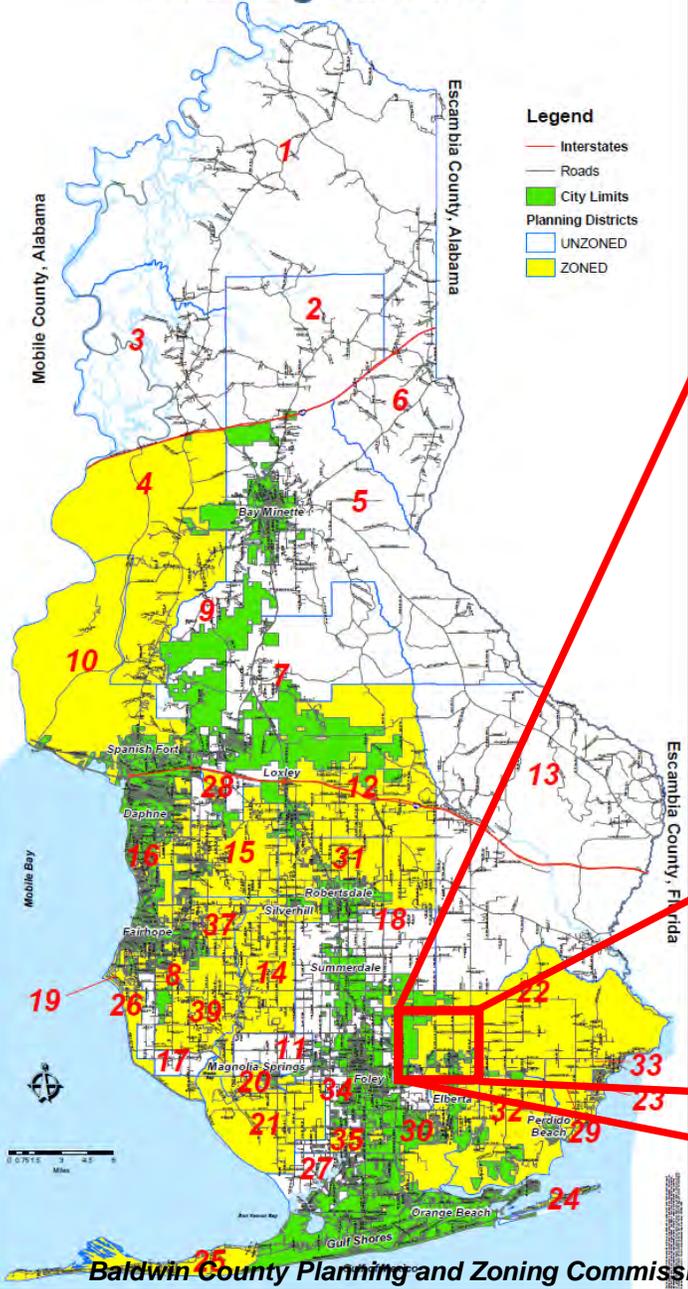
BCBE Notification: Email sent on July 19, 2024. They did not express opposition.

Online Case File Number: The case number is PRD24-06 or Z24-29. When searching online CitizenServe database, please use PRD24-000006 or Z24-000029.

Baldwin County, Alabama Planning Districts

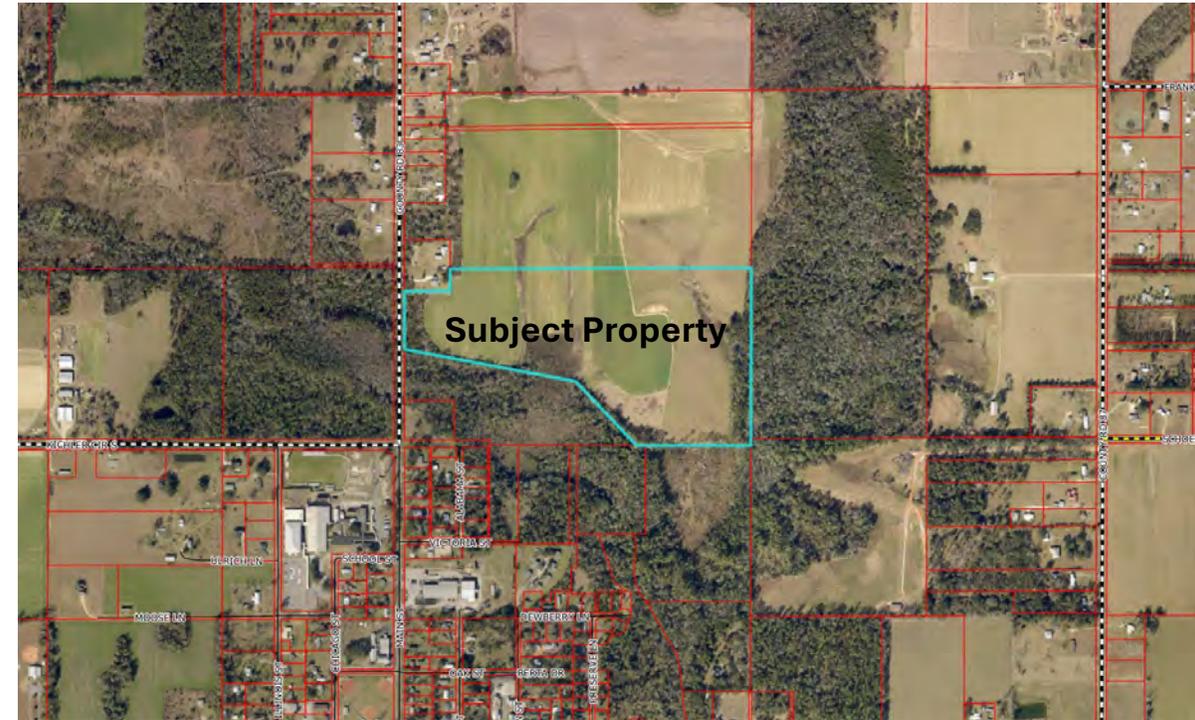
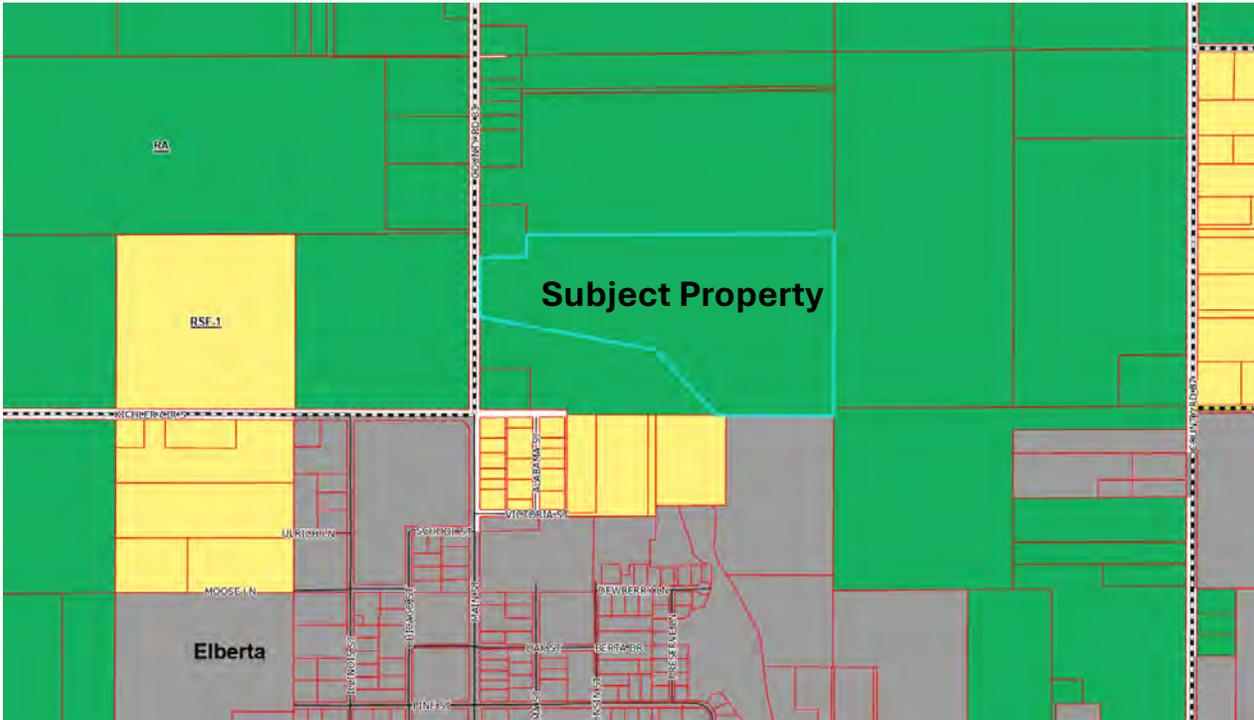
Legend

- Interstates
- Roads
- City Limits
- Planning Districts
- UNZONED
- ZONED



Locator Map

Site Map



	Adjacent Zoning	Adjacent Land Use
North	RA- Rural Agriculture	Residential & Agriculture
South	RA- Rural Agriculture and Town of Elberta	Vacant
East	RA- Rural Agriculture	Vacant
West	RA- Rural Agriculture	Vacant

Factor Summary:

- Factors do not necessarily carry equal weight.
- Staff review is based on information provided by the applicant and other readily available information.

 # 1	 # 2	 # 3	 # 4	 # 5	 # 6
Compatible with development pattern?	Change of conditions since originally zoned?	Proposal conform to Master Plan?	Conflicts with public improvements?	Adverse affect to traffic?	Consistent with development pattern?
 # 7	 # 8	 # 9	 # 10	 # 11	
Logical expansion of adjacent zoning?	Timing appropriate given development trends?	Environmental or Historic impact?	Adverse impact on health, safety, & wellness?	Other appropriate matters?	

Public Hearing:

Only credible information impacting one of the factors above will be considered by the Planning Commission.

STAFF ANALYSIS

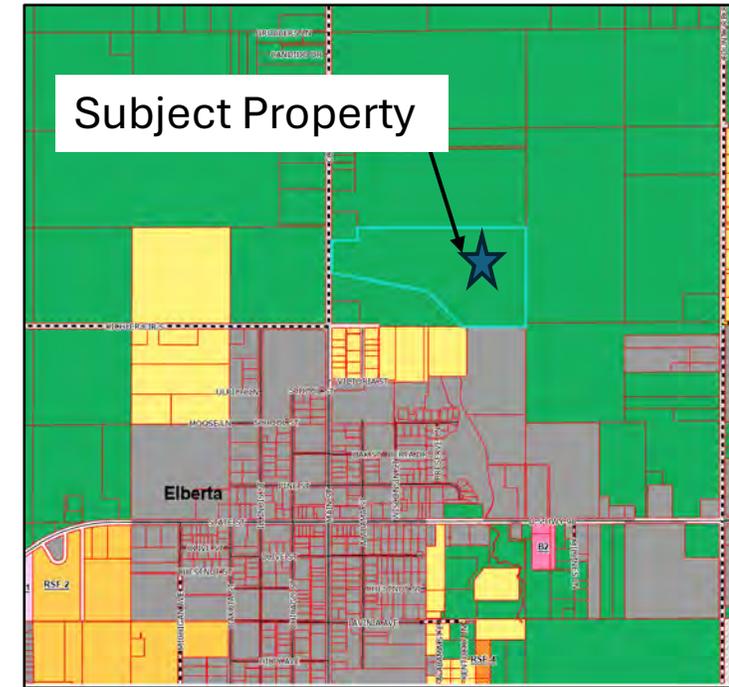
1.) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The subject property is currently zoned RA, Rural Agricultural District. Nearby parcels are zoned RA and RSF-1. The uses adjacent to the subject property are agricultural and residential. The parcels that are south of the subject property, in the Town of Elberta, are residential, institutional, and commercial. Staff feels that the requested change is compatible with the development pattern of the surrounding areas.

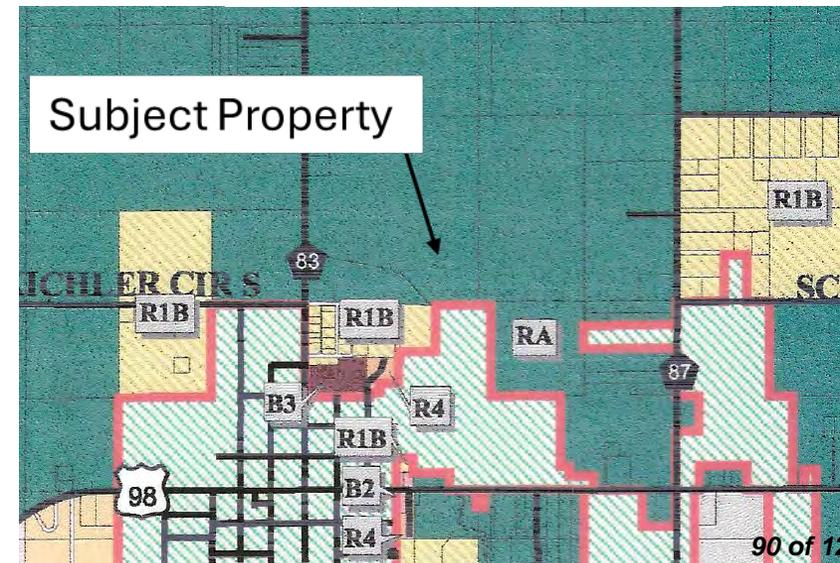
2.) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions changed since the zoning was established?

Planning District 22 adopted a zoning map on November 19, 2002. Since this time there has been limited change in the immediate area other than the Town of Elberta annexations.

Current Zoning Map

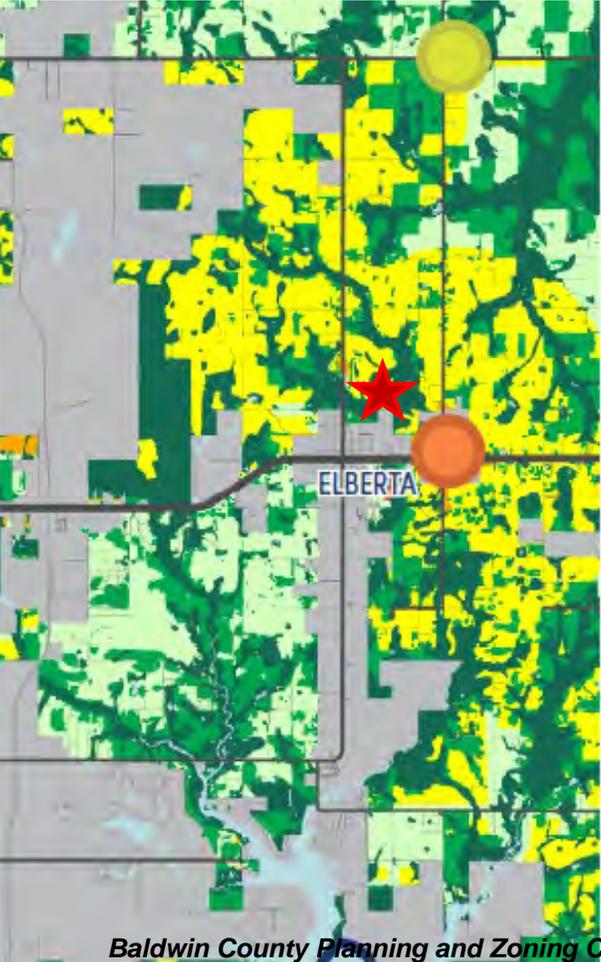


Original Zoning Map 2002



3.) Does the proposed zoning better conform to the Master Plan?

The majority of the future land use for the subject property is Moderate Development Potential Areas. Moderate Development Potential Areas are suitable for all land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community. The related zoning districts include RSF-1 and RSF-2.



LEGEND

PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.



PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



4.) Will the proposed change conflict with existing or planned public improvements?

Staff is unaware of any planned public improvements.

5.) Will the proposed change adversely affect traffic patterns or congestion?

Per the Federal Highway Administration, this section of County Road 83 is classified as a Major Collector, which provide travel between cities and towns, they are typically shorter and have slower speed limits than arterials. A traffic study is not required for a PRD but was provided. It will be reviewed for preliminary plat approval. A turnout permit would be reviewed by the County onto County Road 83.

6.) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community?

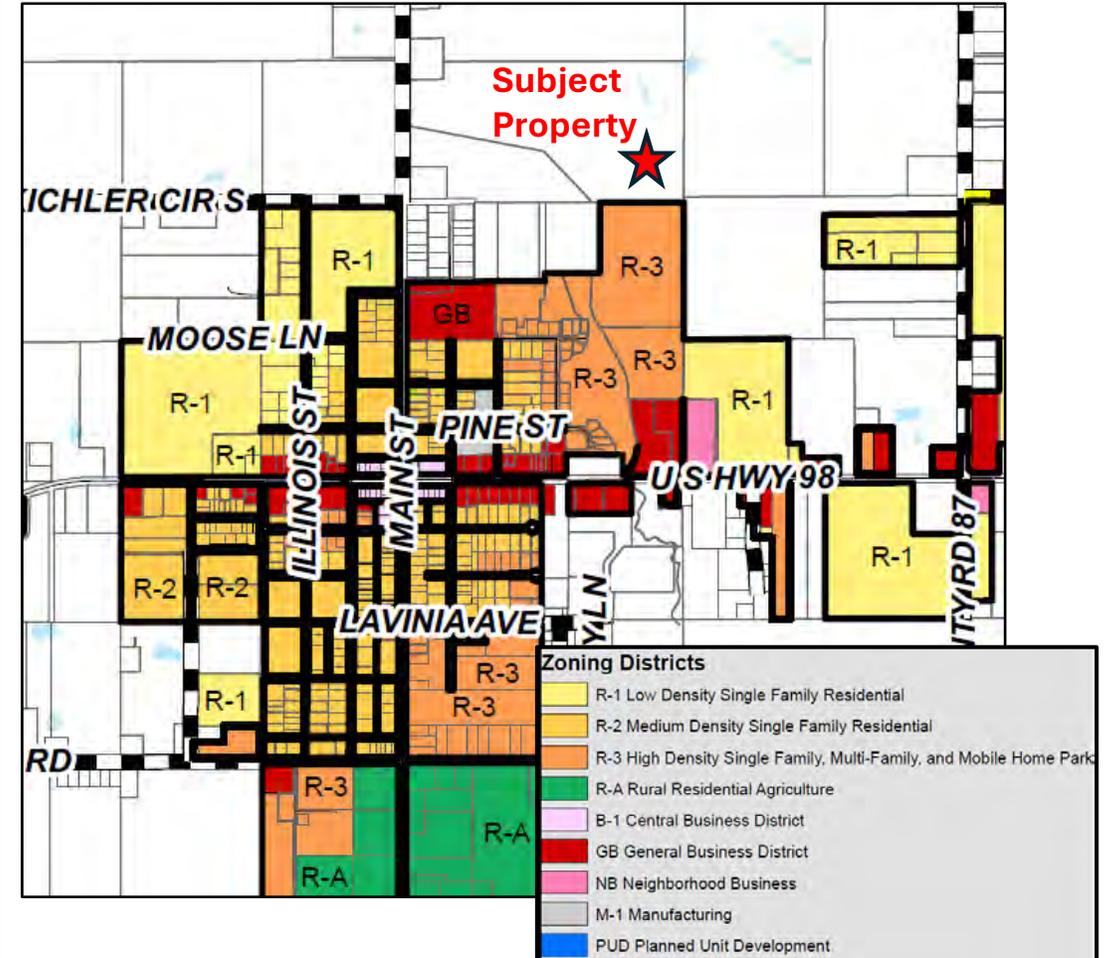
&

7.) Is the proposed amendment the logical expansion of adjacent zoning districts?

The proposed amendment is consistent with the adjacent zoning when taking in consideration the Town of Elberta zoning. The adjacent property to the south (in the Town of Elberta) is zoned R-3, High Density Single Family, Multi-Family, and Mobile Home Park. The requested RSF-2

would be a good transition from high density to mid-density. The requested RSF-2 zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single family homes.

Town of Elberta Zoning Map



8.) Is the timing of the request appropriate given the development trends in the area?

Staff believes timing is not a factor for this request.

9.) Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County?

Staff does not anticipate any adverse impacts on environmental conditions of the vicinity or the historic resources of the County with the proposed change.

10.) Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity?

Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity.

11.) Other matters which may be appropriate. N/A

Agency Comments

- **USACE, James Buckelew**: Staff reached out 7/10/2024 but received no comments.
- **ADEM, Scott Brown**: Staff reached out 7/10/2024 but received no comments.
- **BCBE**: Staff reached out 7/10/2024 but received no comments.

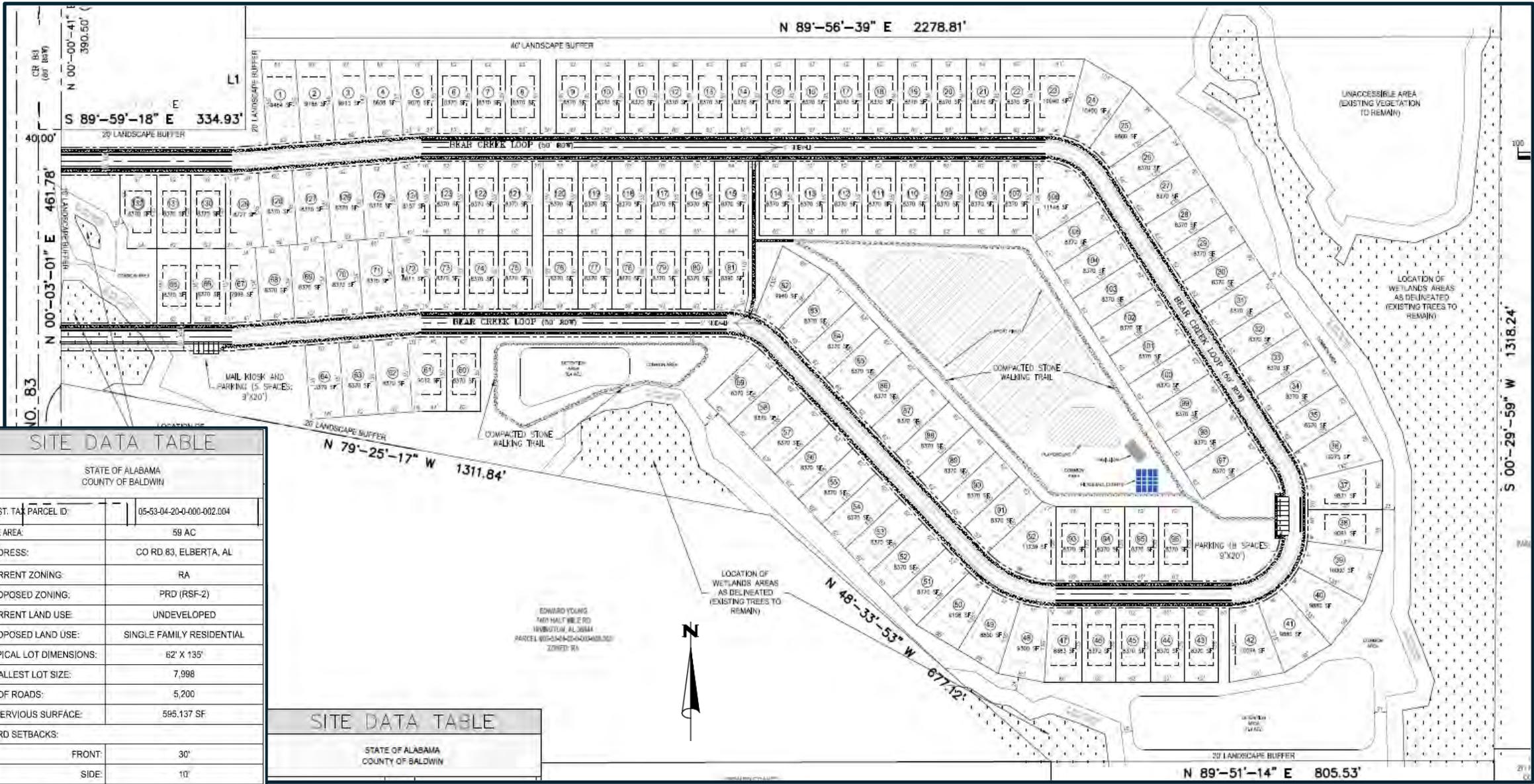
Town of Elberta, Caryn Woerner : For full disclosure, Town administration along with our consultant engineer reviewed this property for potential annexation several months ago at the request of the Engineer. Our initial concerns were toward drainage, wetlands, fire safety / impacts, police personnel impacts and traffic impacts so close to the High School and that coordination with the county for review would be needed for the commercial turn out permitting. Minimum R1 Single Family Residential lots of 100 x 150 would have been required as we currently have a moratorium on Planned Unit Development applications as new / updated regulations are being prepared.

Some questions that come to mind with PRD zoning are: Are there offsetting benefits to the community/residents in allowing a PRD with smaller lot sizes which brings added traffic in close proximity to the High School and the new middle school proposed a few miles north on the 2-lane roadway? Are there right of way improvements proposed for County Road 83 to offset traffic impacts? This site has wetlands along with some of the bordering sites. Are there protections required for all wetlands? Are these narrow internal right of ways wherein parking on both sides of the streets is likely due to the smaller lot sizes and less parking area available for each lot as we see in many other subdivisions in our nearby communities? Are there plans to combat parking in the streets which can cripple emergency responders trying to navigate same?

It is likely that additional assistance from the Baldwin County's Sherriff's Office within the Elberta area may be needed due to the population increases with the RV parks, subdivisions, etc. that are being developed / proposed within Elberta's police jurisdiction, County Road 95, County Road 20 and the Lillian areas. At this time, Elberta has no paid EMT personnel or Fire Department personnel and those who serve work full time jobs outside their volunteer work. Early morning last week, we had a house on fire within our police and fire jurisdiction and thankfully other departments provided mutual aid to get the structure fire under control.

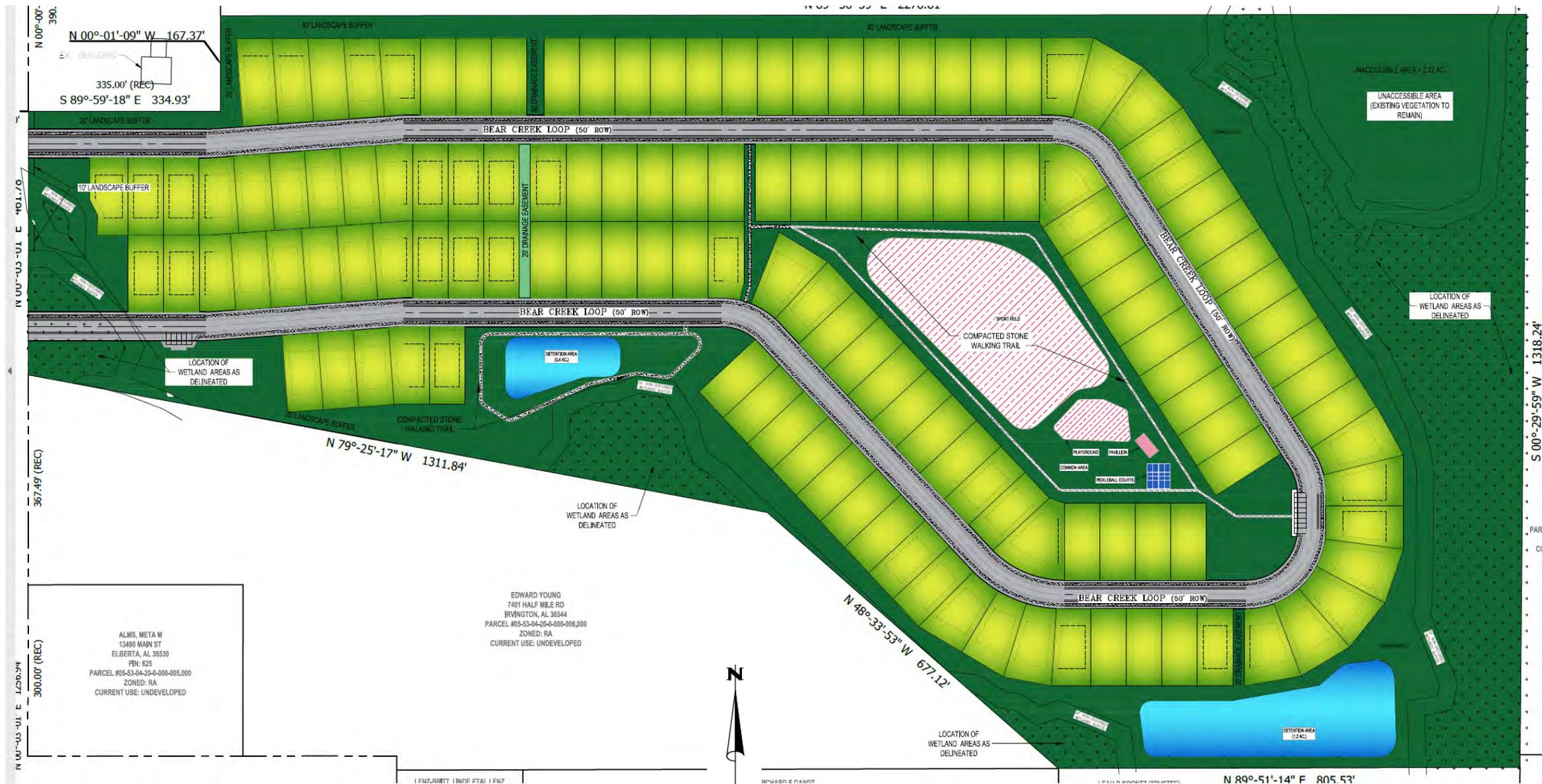
We realize that Baldwin County as a whole is experiencing growing pains and in response, Elberta has updated various regulations recently in an effort to be mindful growth stewards of our community. I'm sure that county representatives will weigh the issues such as limited infrastructure, small workforces, drainage and the traffic impacts it brings to our 2 lane rural roadways as they review the proposed PRD request and it is sincerely appreciated. If approved, our consultant Engineer would like the opportunity to review the drainage plans due to the proximity of the property to some existing drainage issues the town currently experiences downstream.

Thank you for reaching out as we appreciate being kept abreast of the growth being proposed for the Elberta community.



SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN	
EDIST. TAX PARCEL ID:	05-53-04-20-0-000-002.004
SITE AREA:	59 AC
ADDRESS:	CO RD 83, ELBERTA, AL
CURRENT ZONING:	RA
PROPOSED ZONING:	PRD (RSF-2)
CURRENT LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
TYPICAL LOT DIMENSIONS:	62' X 135'
SMALLEST LOT SIZE:	7,998
LF OF ROADS:	5,200
IMPERVIOUS SURFACE:	595,137 SF
YARD SETBACKS:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	30'
TOTAL LOTS PROPOSED:	132
DENSITY:	2.40 LOTS/AC

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF BALDWIN	

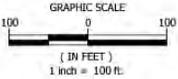


ALMS, META M
 13480 MAIN ST
 ELBERTA, AL 36530
 PIN: 625
 PARCEL #05-53-04-20-0-000-005.000
 ZONED: RA
 CURRENT USE: UNDEVELOPED

EDWARD YOUNG
 7401 HALF MILE RD
 IRVINGTON, AL 36544
 PARCEL #05-53-04-20-0-000-006.000
 ZONED: RA
 CURRENT USE: UNDEVELOPED



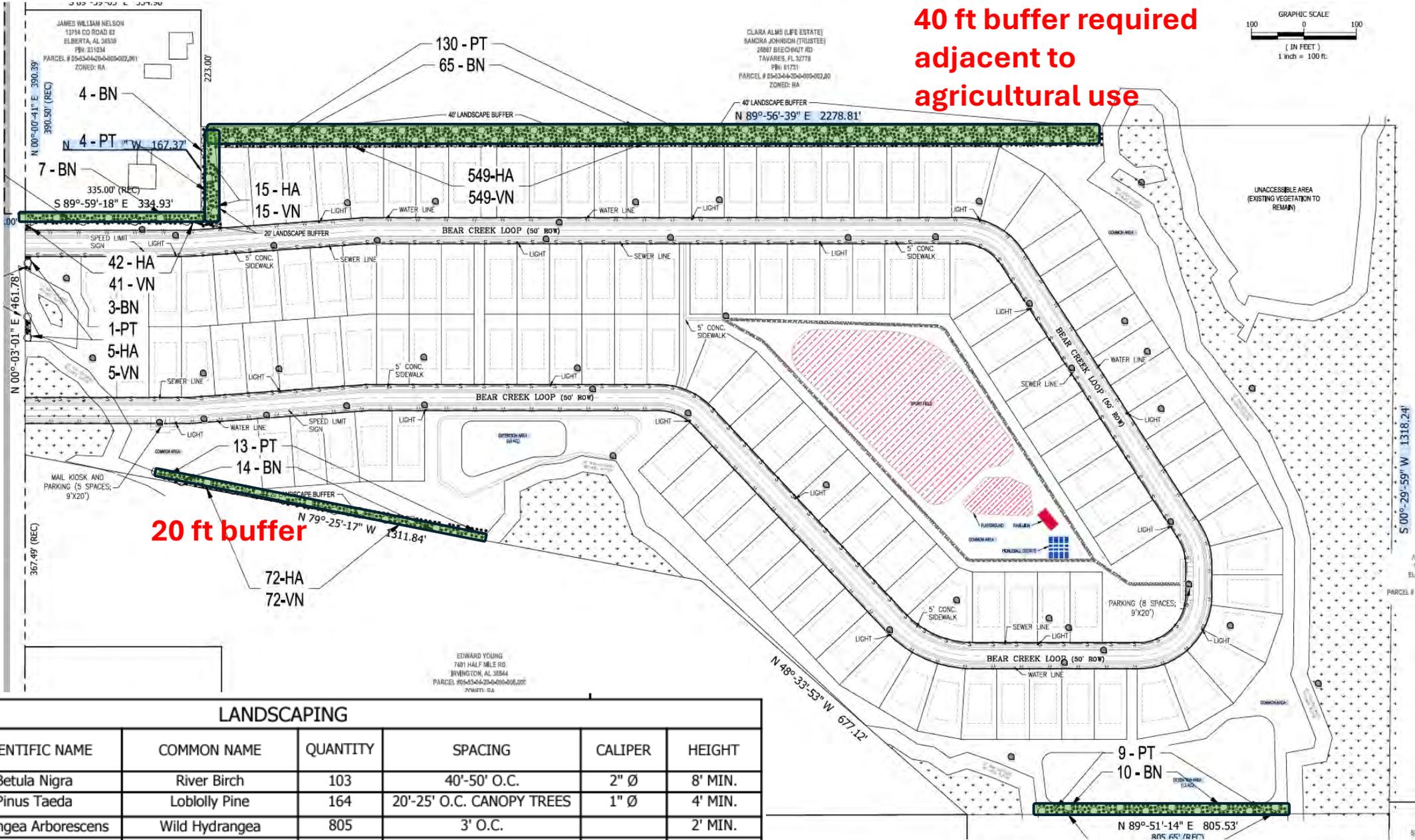
40 ft buffer required adjacent to agricultural use



20 ft buffer

Landscape Plan

20 ft buffer



LANDSCAPING

SYMBOL	LABEL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SPACING	CALIPER	HEIGHT
	BN	Betula Nigra	River Birch	103	40'-50' O.C.	2" Ø	8' MIN.
	PT	Pinus Taeda	Loblolly Pine	164	20'-25' O.C. CANOPY TREES	1" Ø	4' MIN.
	HA	Hydrangea Arborescens	Wild Hydrangea	805	3' O.C.		2' MIN.
	VN	Viburnum Nudum	Possumhaw Viburnum	804	3' O.C.		2' MIN.

AMENITIES

- Walking trails
- Sports field
- Playground
- Pavilion
- Pickleball courts



REZONING Staff's Recommendation:

Z24-29 RE-ZONING REQUEST FROM RA TO RSF-2

Unless information to the contrary is revealed at the public hearing, staff feels the application should be recommended for **APPROVAL***

*On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.

PRD Staff's Recommendation:

Unless information to the contrary is revealed at the public hearing, staff feels that the **PRD24-06 Bear Creek** application should be recommended for **APPROVAL*** with the following condition(s):

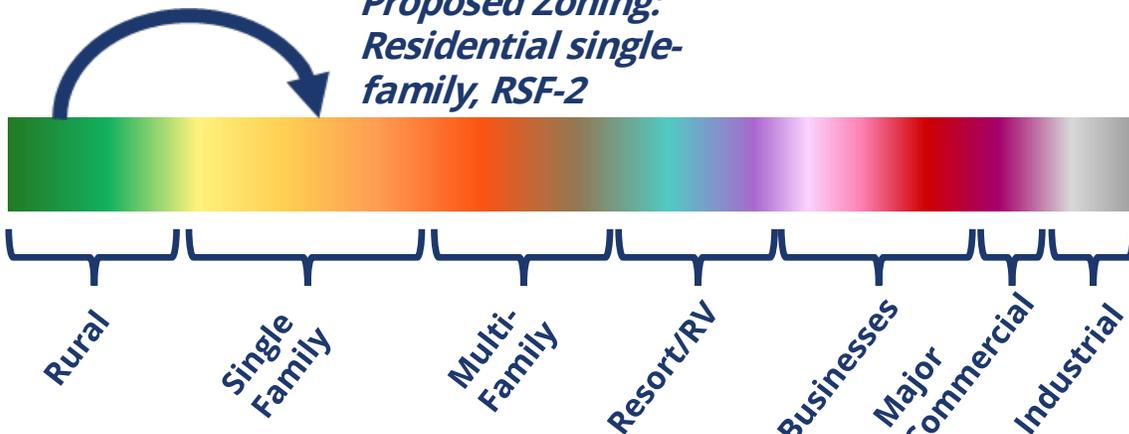
Conditions of approval:

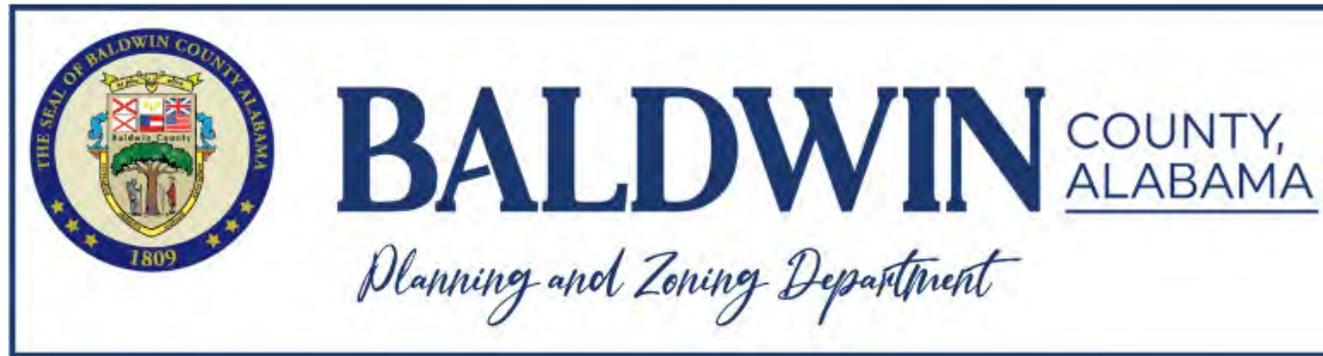
1. Approval of the rezoning request from RA to RSF-2.
2. During construction plan review, if the detention ponds or lots must be enlarged, the area of usable open space shown on this site plan (5.9 ac) must be maintained.
3. If USACE permits for wetland fill are denied and only one subdivision entrance is provided, the number of lots must be reduced to 50.

**On rezoning applications, the Planning Commission will be making a recommendation to the County Commission.*

Current Zoning: Rural agricultural (RA)

Proposed Zoning: Residential single-family, RSF-2





Case No./Project Name: Z24-30, Childress Property – REZONING (Agenda Item 10e.)

Meeting Date: August 1, 2024

Applicant: Dwayne Smith w/ Anchor DBG

Owner: Steven Childress

Requested Action: Rezone 8.8 +/- acres from RSF-3, Residential Single-Family District to RSF-4, Residential Single-Family District

Staff Determination: Staff finds the application consistent with the Baldwin County Zoning Ordinance and recommends approval of the request

Staff Lead: Crystal Bates

Subject Property Information

Current Use: Vacant

Size: Approximately 8.8+/- acres

Location: The subject property is located at 25247 Rawls Rd

Planning District: 12

Parcel ID #:05-42-06-23-0-000-041.002

PIN: 257935

Current Zoning District: RSF-3 This zoning district is provided to afford the opportunity for the choice of a moderate density residential environment consisting of single-family homes.

Proposed Zoning District: RSF-4 This zoning designation is provided to allow the choice of a moderate density residential development consisting of single-family homes.

Future Land Use: (See Attachments)

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

Adjacent Property Land Use Table

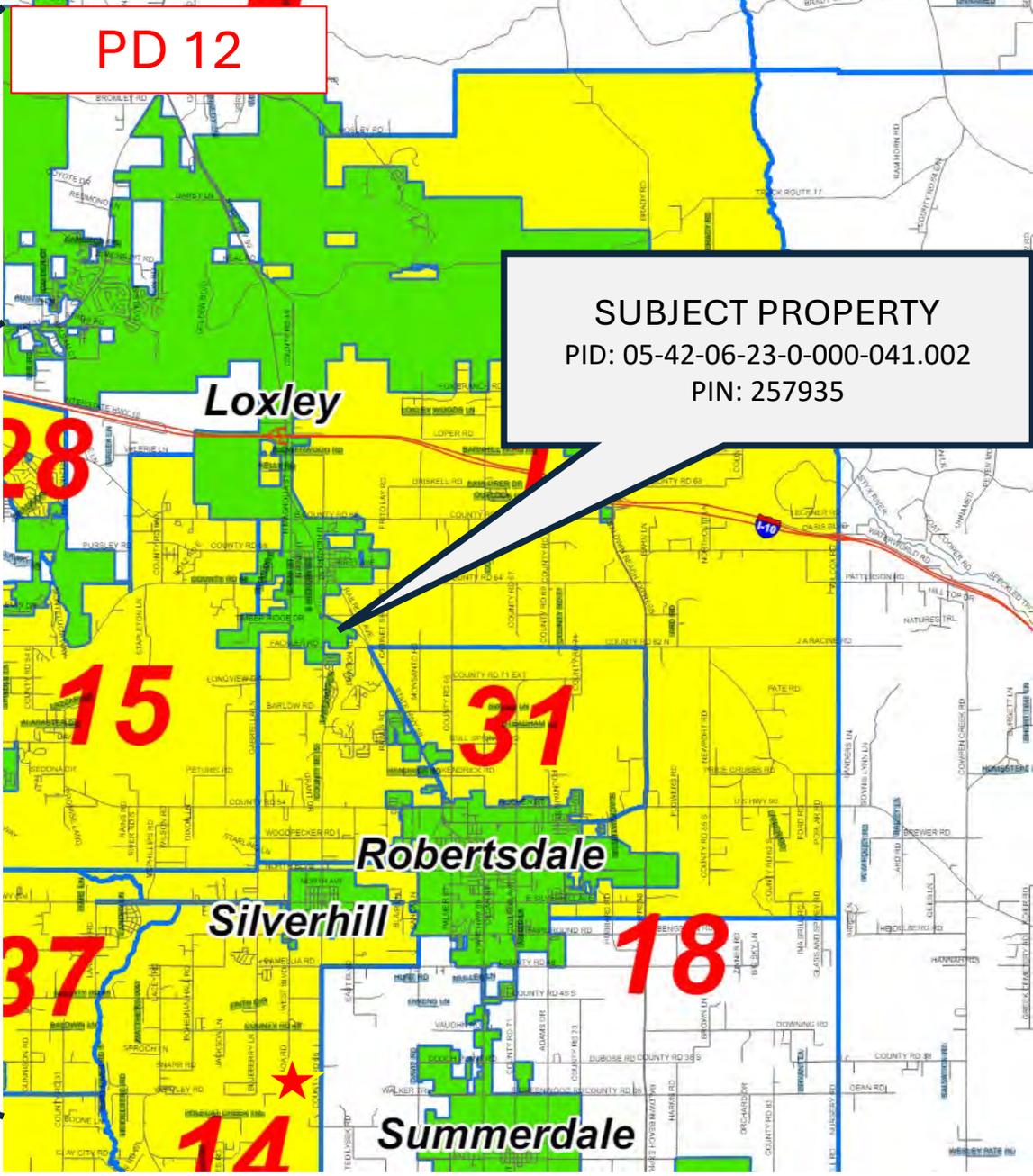
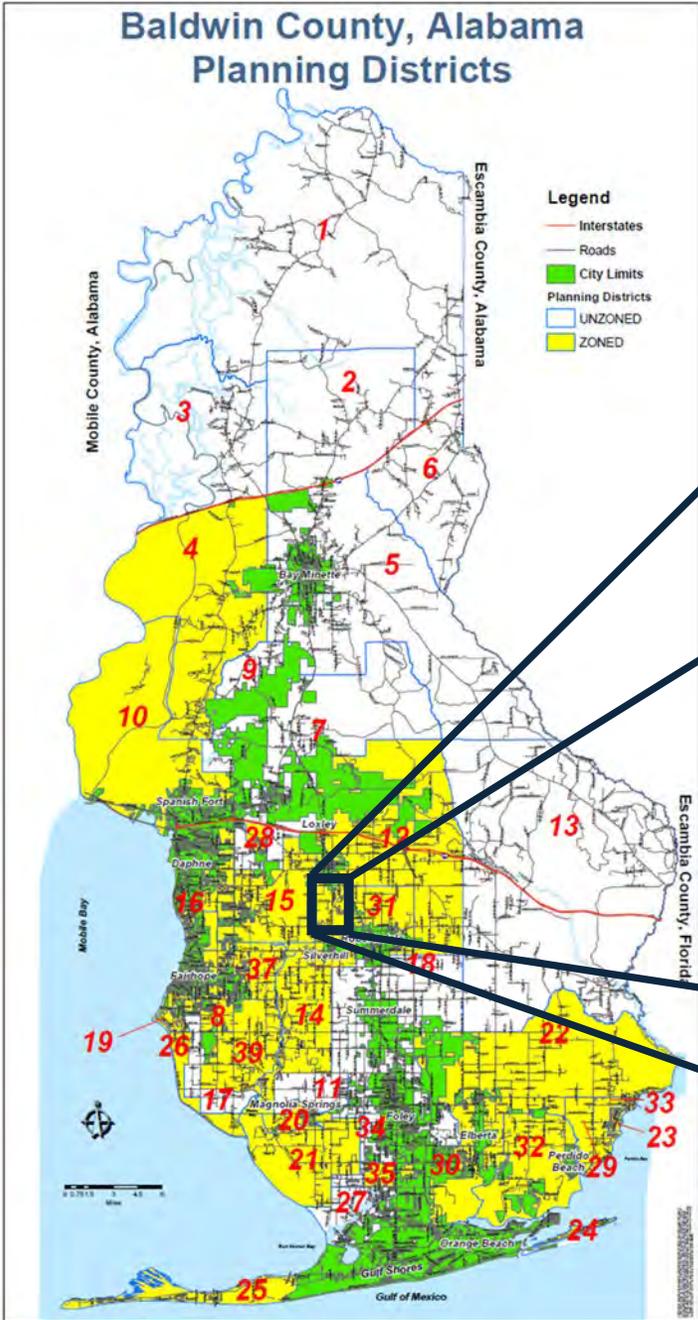
	Adjacent Zoning	Adjacent Land Use
North	RSF-3, Residential Single-Family	Residential
South	RSF-3, Residential Single-Family	Vacant
East	RSF-3, Residential Single Family	Vacant
West	RSF-6, Residential Single Family	Residential

ANALYSIS:

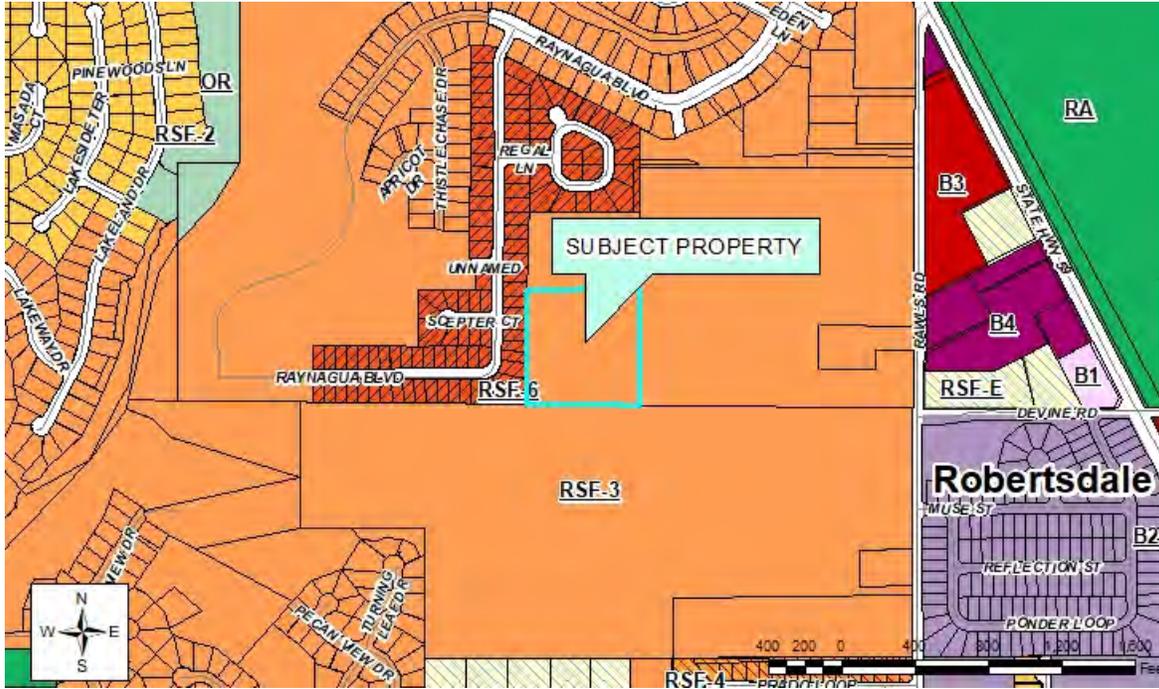
- 1. Compatibility with the existing development pattern and the zoning of nearby properties? The subject property is currently zoned RSF-3 Residential Single-Family District. The requested designation is RSF-4, Residential Single-Family District, and the subject property is vacant. Surrounding parcels in the immediate area are zoned RSF-3, and RSF-6. Staff feels that the requested change is compatible with the adjacent properties
- 2. Has there been a change in the conditions upon which the original zoning designation was based? Has land uses or conditions changed since the zoning was established? Planning District 12 adopted zoning on November 7, 2006. The property was zoned RSF-3 when Planning District 12 came into effect. There have been a few changes in the immediate area with rezonings since to commercial along St Hwy 59. A rezoning may be appropriate when the proposed use contributes to and supports the adjacent parcel which appears to be the case for the subject property.
- 3. Does proposed zoning better conform to the Master Plan? The future land use for the property is a Moderate Development potential area. The projected use of the property is residential; therefore, the proposed zoning of RSF-4, Residential District conforms to the Master Plan.
- 4. Will the proposed change conflict with existing or planned public improvements? Staff is unaware of any planned public improvements or any conflicts with existing public improvements.
- 5. Will the proposed change adversely affect traffic patterns or congestion? Staff is unaware of any planned public improvements or any conflicts with existing public improvements. The property fronts Rawls Rd and is classified as a local road with a Highway Construction Setback of 40' from the centerline of the right-a-way. Staff memorializes that roadway improvements and various other engineering-related factors are dealt with when the applicant submits to develop the parcels further.

- 6. Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The surrounding land uses in this area are primarily residential uses with commercial on parcels that abut St Hwy 59. Staff believes that factor six encourages Approval of this rezoning request due to adjacent parcel uses.
- 7. Is the proposed amendment the logical expansion of adjacent zoning designations? This area of Planning District 12 consists of residential, and commercial districts. Adjacent properties are zoned residential and commercial. The property abuts Rawls Rd. The RSF-4 Residential Single-Family District would be consistent with adjacent property uses.
- 8. Is the timing of the request appropriate given the development trends in the area? Staff believes that the timing is appropriate.
- 9. Will the proposed change adversely impact the environmental conditions of the vicinity or the historic resources of the County? Drainage improvements, wetland delineation, and various other engineering-related factors are dealt with when development is requested for the subject property.
- 10. Will the proposed change adversely affect the health, safety and welfare of the County and the vicinity? Staff does not anticipate any adverse impacts to the health, safety and welfare of the County and the vicinity that will not be otherwise identified and mitigated by the Commission Site Plan, Land Disturbance, or other appropriate approval.
- 11. Other matters which may be appropriate. N/A

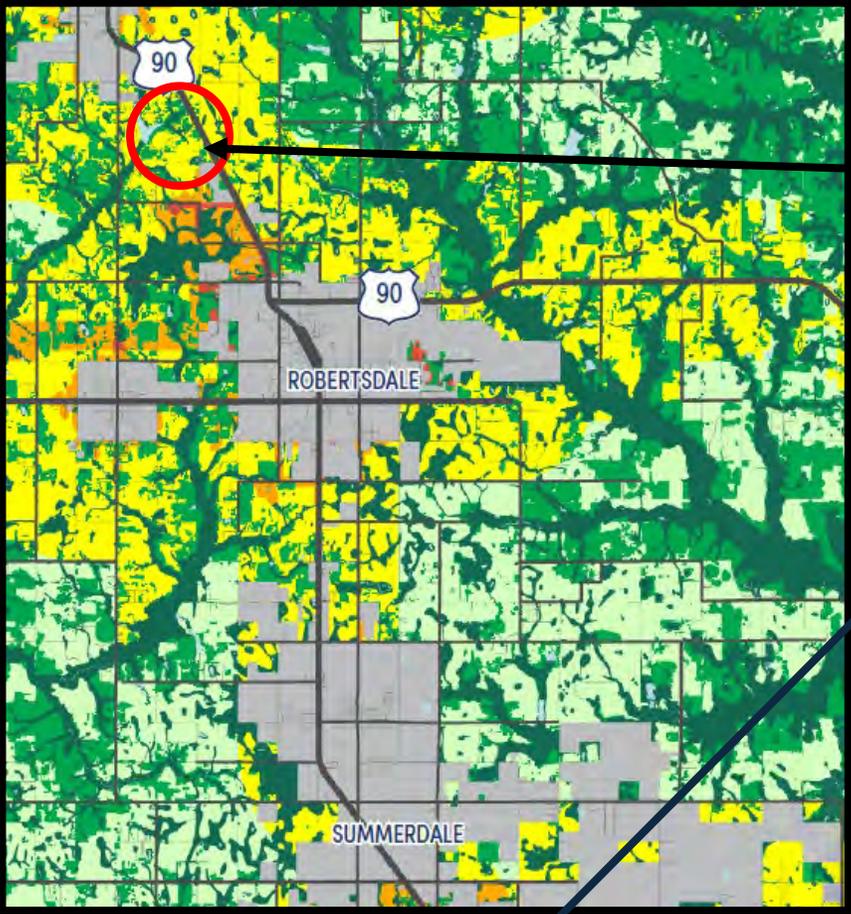
Attachments Included: 1) County Planning District Map, 2) Site and Locator Map, and 3) Future Land Use Map (FLUM)



Attachment 2: Locator and Site Maps



Attachment 3: Future Land Use Map



LEGEND

PLACE TYPES	NODE TYPES
IDEAL CONSERVATION/PRESERVATION	RURAL CROSSROADS CENTER
CONSERVATION DEVELOPMENT POTENTIAL	NEIGHBORHOOD CENTER
RURAL/AGRICULTURE/LID POTENTIAL	VILLAGE CENTER
MODERATE DEVELOPMENT POTENTIAL	URBAN MIXED-USE CENTER
MID-DENSITY DEVELOPMENT POTENTIAL	COMMERCIAL/INDUSTRIAL CENTER
HIGH-DENSITY DEVELOPMENT POTENTIAL	
MUNICIPAL JURISDICTIONS	

MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivision patterns may be amenity-based communities with small gardens, parks and playgrounds within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.



PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

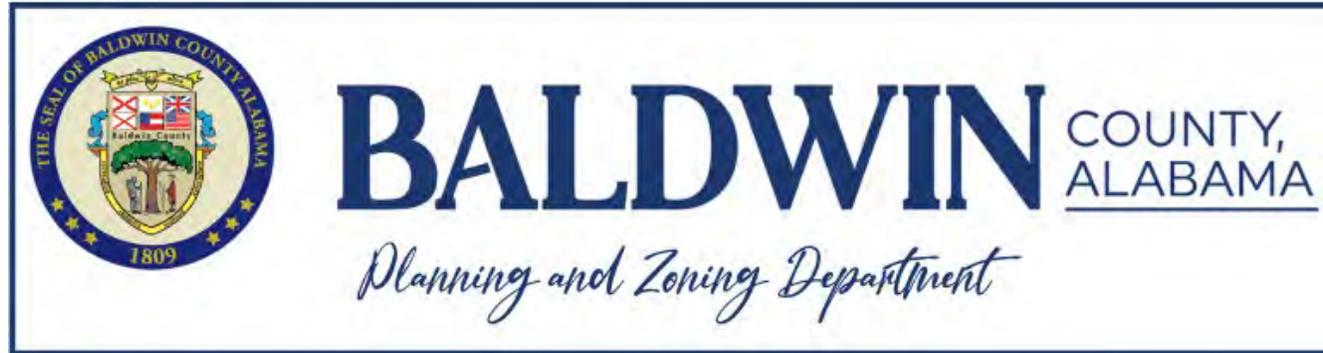
RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/ limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails





Case No./Name: PUD24-07, MINI LANE (Agenda Item 11a.)

Meeting Date: August 1, 2024

Request: Final site plan approval for a 10-site planned unit development

Recommendation: Approve with conditions

Staff Lead: Shawn Mitchell

Owner / Developer: Stony Jones & Cheryl McPherson, 16980 CR 10, Foley, AL 36535

Surveyor: *Smith Clark and Assoc.*, 11111 US Hwy 31, Ste E, Spanish Fort, AL 36527

Engineer: *Lieb Engineering Co. LLC*, 1290 Main St, Ste E, Daphne, AL 36526

To view maps/plats in higher resolution and public comments received related to this case, please visit the "Upcoming Items" Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: The subject property is south of County Rd 10, east of County Rd 19, west of Foley.

Proposed use: Final site plan approval for a 10-site planned unit developed.

Planning District: 27

Zoning: Unzoned

Online Case File Number: The case number is PUD24-07. When searching online CitizenServe database, please use PUD24-000007.

Parcel#: 05-60-06-38-0-000-009.005 **PIN#:** 625352

Parcel#: 05-60-06-38-0-000-009.004 **PIN#:** 397263

Total Property Area to be divided: 5 +/- acres

Total # of Lots requested: 10 sites (8 new, 2 existing)

Minimum required site: 5 acres

Density: 2 units / acre

Streets / Roads: 612 LF of road which will not be accepted by the County for maintenance and shall remain private.

Setbacks: 30 ft. perimeter setback

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: Riviera Utilities. Combined letter and capacity report dated May 23, 2024

Electrical: Baldwin EMC (site plan says Riviera), Letter dated May 22, 2024.

Sewer: On-site septic

Traffic Study (5.5.14, Append. 6): Not required (less than 50 sites)

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Christopher Lieb, PE, *Lieb Engineering*. It was reviewed and accepted by the Baldwin County P&Z Permit Engineer.

- Post-development flows (cfs) are lower than pre-development flows.
- A detention pond will be constructed. An existing pond is within the jurisdictional wetlands and will not be filled.

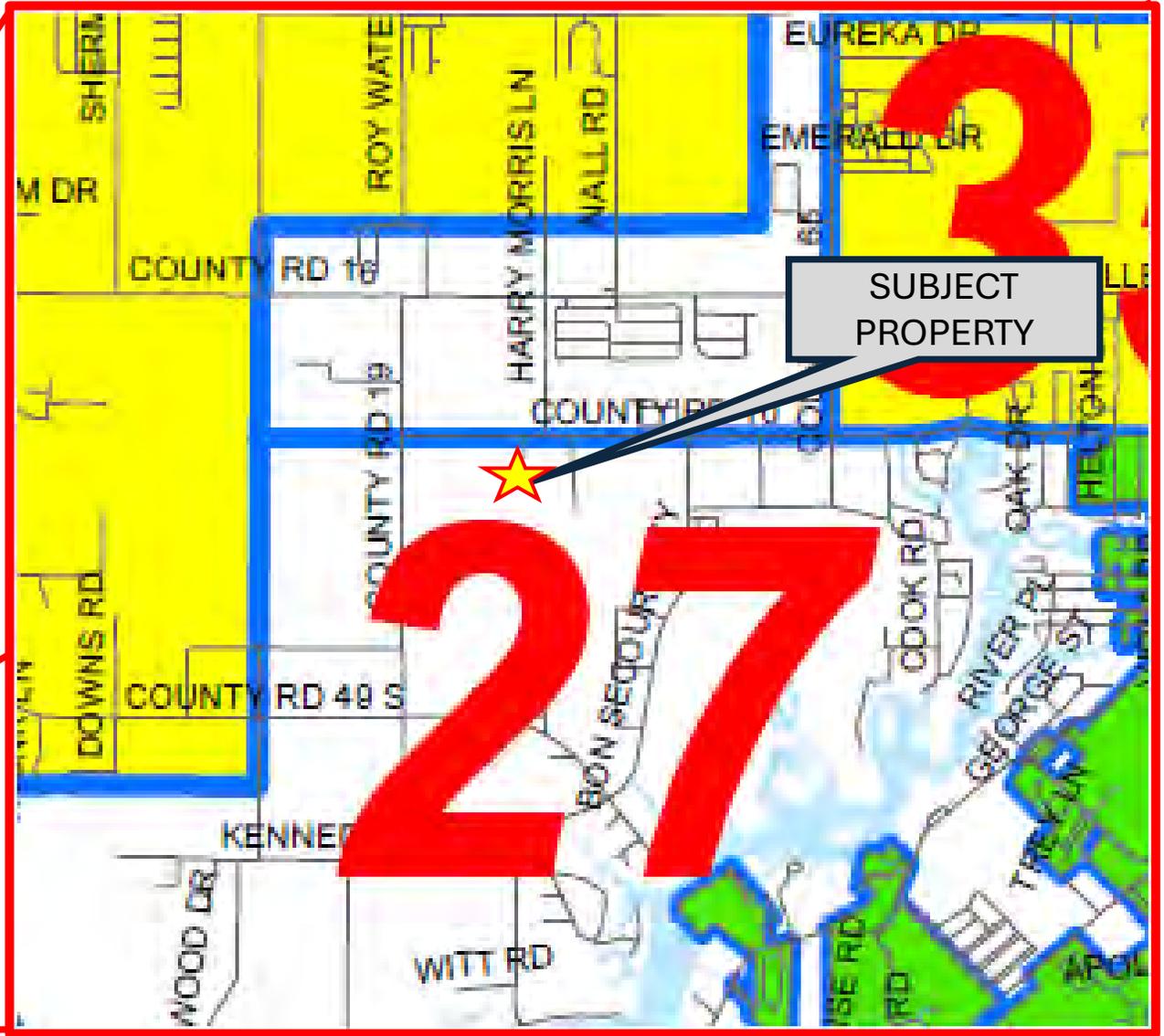
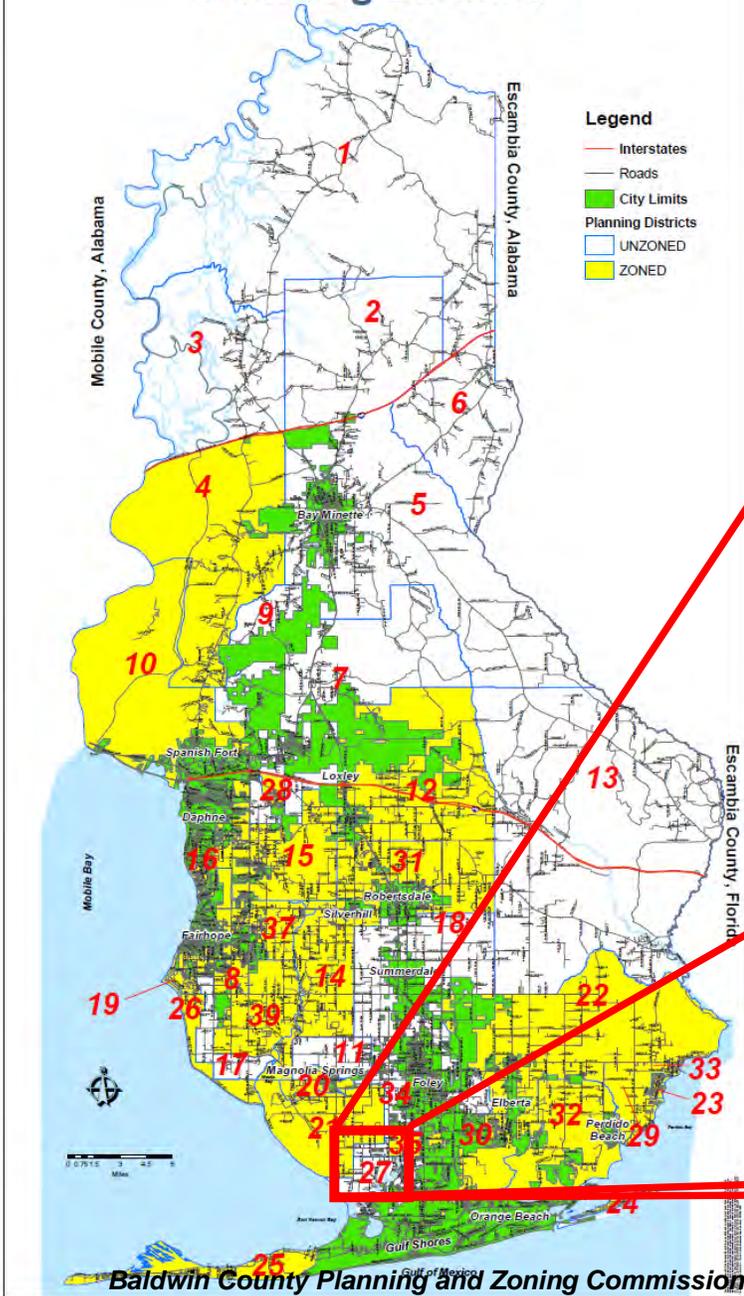
Wetlands (5.2.2): The wetland report prepared by Richard Cucchiara, OARS, and was determined to be inaccurate. Derek Jacobs, US Corps of Engineers, made a field visit and Ashley Campbell, Natural Resource Planner, verified the location of wetland flags. Wetlands are shown with the required 15 ft. natural buffer within a 30 ft. wetland setback.

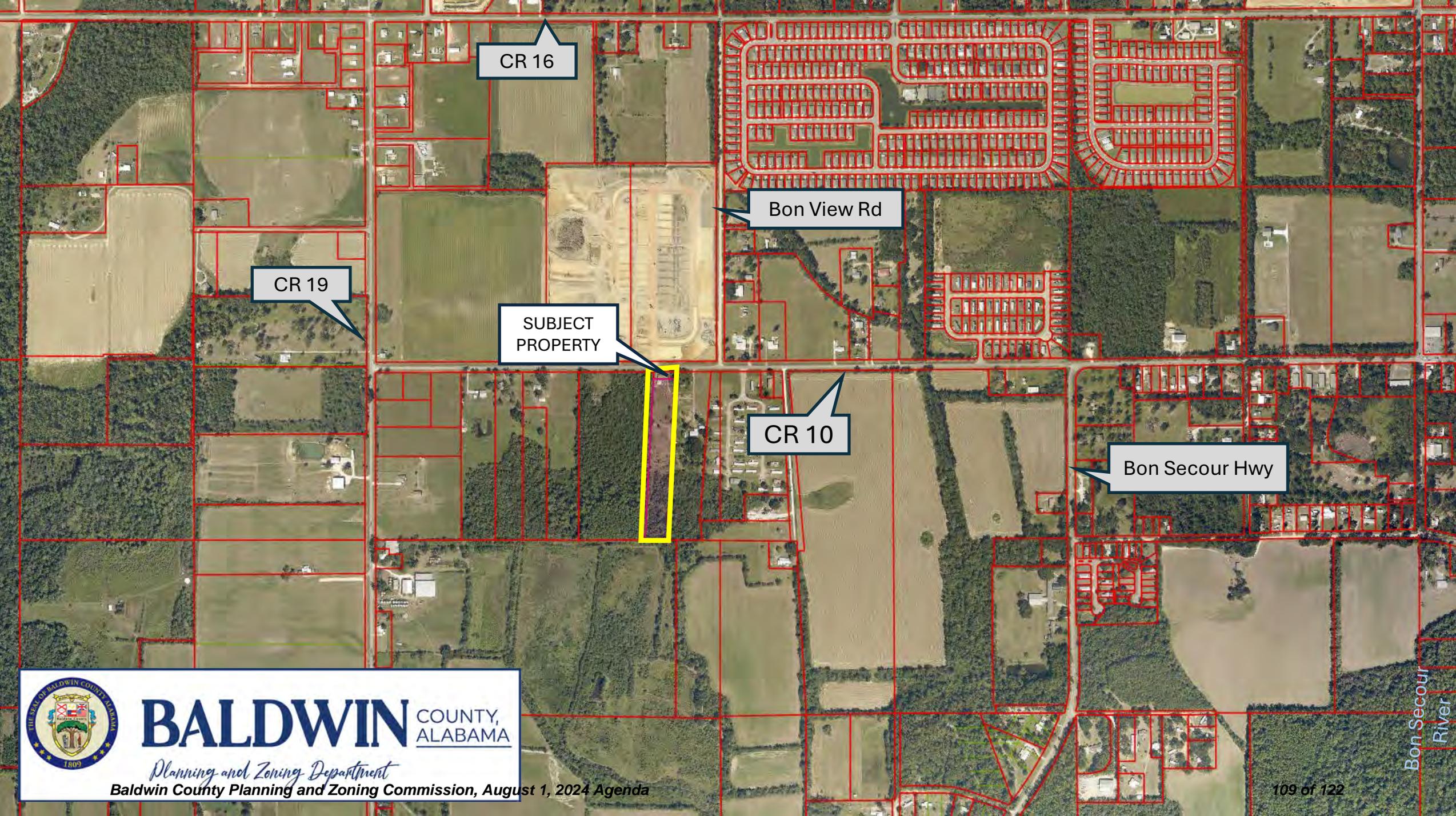
Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): Local fire authority didn't respond. Flow test results: 1,700 gpm at 20 psi, adequate for 10 ft building space according to ISO.

BCBE Notification: Not provided (less than 50 sites)

Baldwin County, Alabama Planning Districts





CR 16

CR 19

SUBJECT
PROPERTY

Bon View Rd

CR 10

Bon Secour Hwy



BALDWIN COUNTY,
ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, August 1, 2024 Agenda

Bon Secour
River



CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS COUNTY ENGINEER OF BALDWIN COUNTY, ALABAMA, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

COUNTY ENGINEER

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION

THE UNDERSIGNED, AS DIRECTOR OF BALDWIN COUNTY PLANNING AND ZONING COMMISSION, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

BALDWIN COUNTY PLANNING AND ZONING COMMISSION

CERTIFICATE OF APPROVAL BY THE BALDWIN COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS DIRECTOR OF BALDWIN COUNTY HEALTH DEPARTMENT, HEREBY APPROVES THE WITHIN SITE PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS THE _____ DAY OF _____ 20____.

UTILITY PROVIDERS

WATER: INVERNA UTILITIES
 POWER: BALDWIN EMC
 SEWER: SEPTIC SYSTEMS

REVISIONS

A	ISSUED FOR REVIEW	7/17/2024
B	ADDRESSING COUNTY COMMENTS	7/17/2024

LIBB ENGINEERING

1213 ENGINEERING COMPANY
 1250 MAIN STREET, SUITE 1
 WAFING, AL 36526
 PH (251) 978-9779

NOT VALID WITHOUT THE DATED SIGNATURE AND SEAL OF AN ALABAMA LICENSED ENGINEER
 ALABAMA LICENSED ENGINEER: CHRISTOPHER JAY LIBB, P.E. LICENSE NUMBER 31204
 ALABAMA CERTIFICATE OF AUTHORIZATION NUMBER 4938

MINI LANE PUD

SITE PLAN
 FOLEY, AL
 OWNER: STONY JONES
 SHEET NUMBER
 4 OF 10

SCALE: 1"=30'

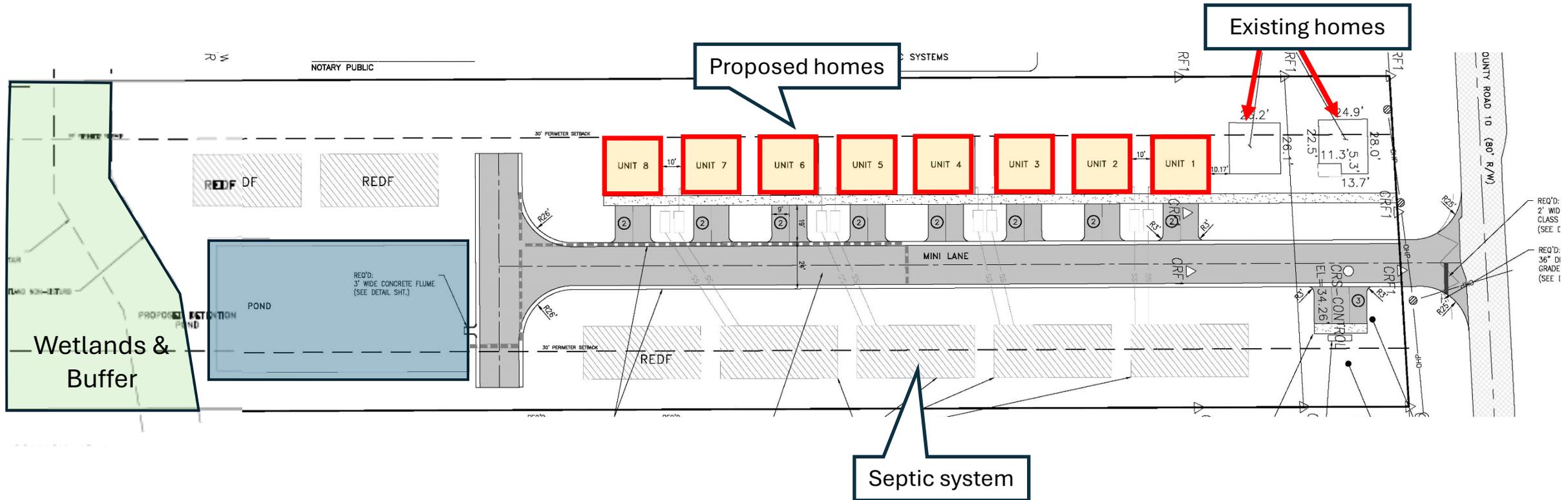
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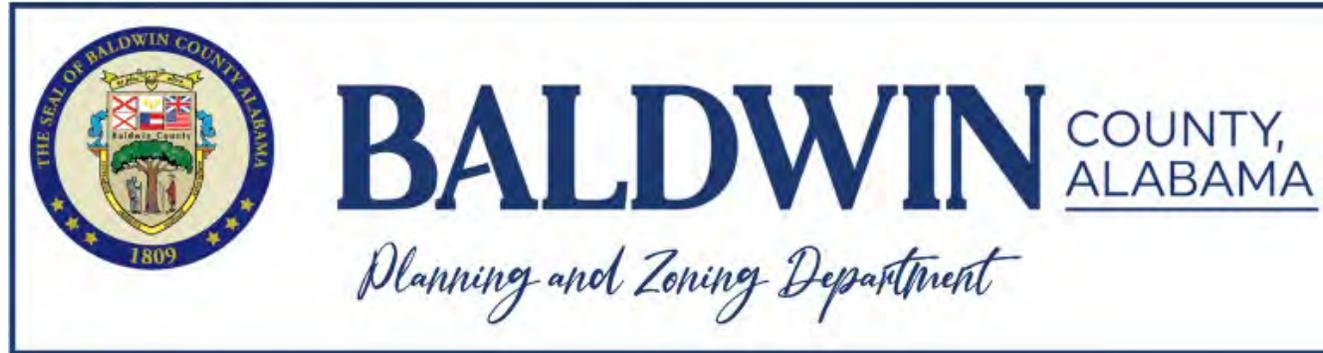
7/17/2024

ALABAMA REGISTERED PROFESSIONAL ENGINEER No. 3704



Cropped & enlarged
To show details





Case No./Name: SPP24-10 SADDLEBROOK SUBDIVISION (Agenda Item 11b.)

Meeting Date: August 1, 2024

Request: Preliminary Plat approval for a 339-lot subdivision

Recommendation: Approval with conditions

Staff Lead: Shawn Mitchell

Owner / Developer: Charles & Shelby Anderson, 9420 Hwy 104, Fairhope, AL 36532 and *Atchison Investments LLC, Lee/Wallace Family Partnership LLC*, 411 Azalea Rd., Mobile AL 36609

Surveyor: Rowe Engineering, 3502 Laughlin Dr., Suite B, Mobile, AL 36693

Engineer: Anchor Engineering, 50 N. Florida St., Mobile AL 36607

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Location: Subject property is west of Hwy 98 (Greeno Rd.), south of Wagoner Rd. and north of County Rd. 24, near the City of Fairhope.

Proposed use: Single-family residential subdivision

Planning District: 17

Zoning: Unzoned

Online Case File Number: The case number is SPP24-10. When searching the online CitizenServe database, please use SPP24-000010.

Parcel#: 05-56-03-08-0-000-020.000 **PIN#:** 14205

Parcel#: 05-56-03-08-0-000-020.001 **PIN#:** 400156

Total Property Area to be divided: 167 +/- acres

Total # of Lots requested: 339 lots
Smallest lot: 7,538 SF
Density: 2.03 lots / acre

Streets / Roads: 16,396 LF of streets for public use

Utility Providers (4.5.1(i), 5.2.5a(1):

Water: City of Fairhope. Letter dated Oct. 11, 2023
Capacity report provided June 17, 2024

Electrical: Riviera Utilities. Letter Feb. 24, 2024

Sewer: City of Fairhope. Letter dated Oct. 11, 2023
Capacity report provided June 6, 2024

Broadband: AT&T. Letter dated May 20, 2024

Property History: Exemption PF21-000357 (approved 11/23/21) split the parent parcel into 2 parcels. Both are included in this subdivision.

Traffic Study (5.5.14, Append. 6): Prepared and stamped by Jennifer Larie Brownlie-Carey, PE, *Burch Transportation LLC*. The original report (5/16/2024) was revised on 6/27/2024. These versions were reviewed by the P&Z Civil Engineer, but staff has not received the most recent report that reflects increased use of the southern entrance.

Drainage Improvements (4.5.1e, 5.11.7): Drainage narrative prepared and stamped by Dwayne Smith, PE, *Anchor Engineering*. It was reviewed and accepted by the Baldwin County P&Z Civil Engineer.

- Post-development flows (cfs) are lower than pre-development flows.
- Multiple detention ponds will be constructed.

Wetlands (5.2.2): Wetland report prepared by Cathy Barnette, *Dewberry Engineers* and David Knowles, *Thompson Engineering*.

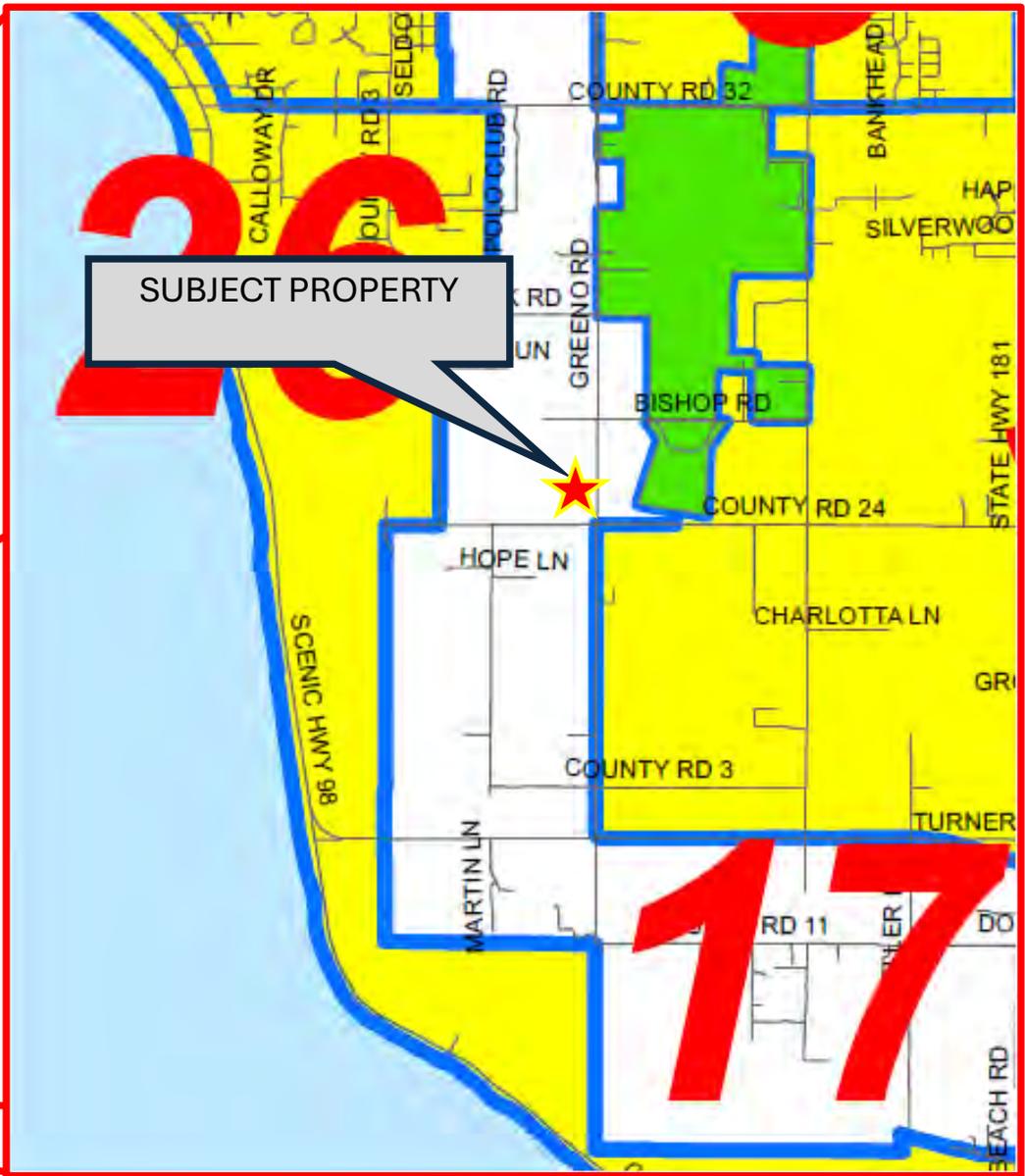
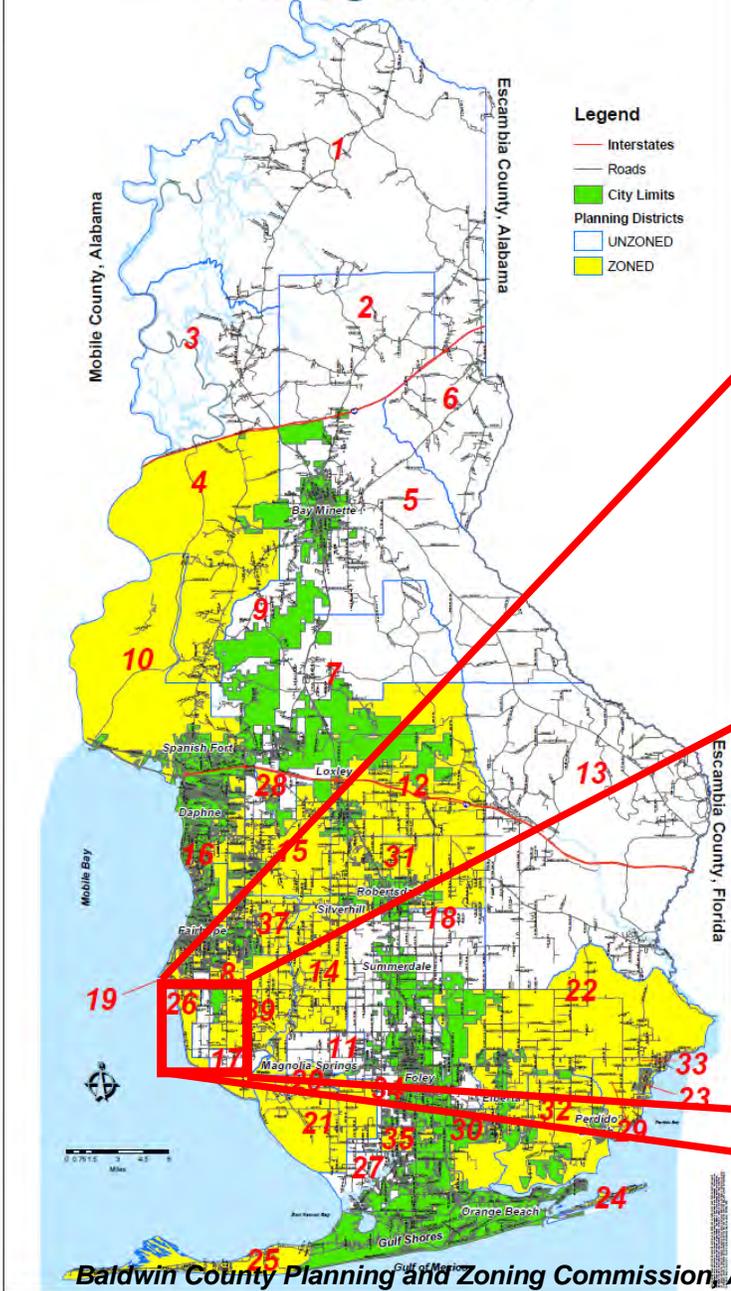
- Jurisdictional wetlands and streams are shown with the required buffers.
- The developer has applied for USACE permits for wetland crossings.
- Some areas of non-jurisdictional wetlands will be filled for access and the creation of lots. "The P&Z Dept. does not regulate or protect non-jurisdictional wetlands when comparable and equivalent stormwater management is to be provided" Section 5.2.2c, BC Subdivision Regulations.

Flood zone (5.19): Zone X, no special requirements.

Fire Protection (5.2.5a(3): The Barnwell Fire Dept. did not respond. Fire flow test by Fairhope Utilities: 2727 GPM @ 20 PSI at the nearest hydrant on Green Rd.

BCBE Notification: Email sent on June 5, 2024. They did not express opposition.

Baldwin County, Alabama Planning Districts





SLEEPY HOLLOW LN

MONK RD

RABBIT RUN

COUNTY RD 3

Wagoner Rd.

GRACE LAKE DR

OLDENBURG DR

LYRIC LN

SUBJECT PROPERTY

BISHOP RD

CR 13

COUNTY RD 13

Greeno Rd./
Hwy 98

BERNICE
SOUDERS LN

TREW LN

COUNTY RD 24

CR 24

SAMUEL WILLIAMS LN

HOPE LN

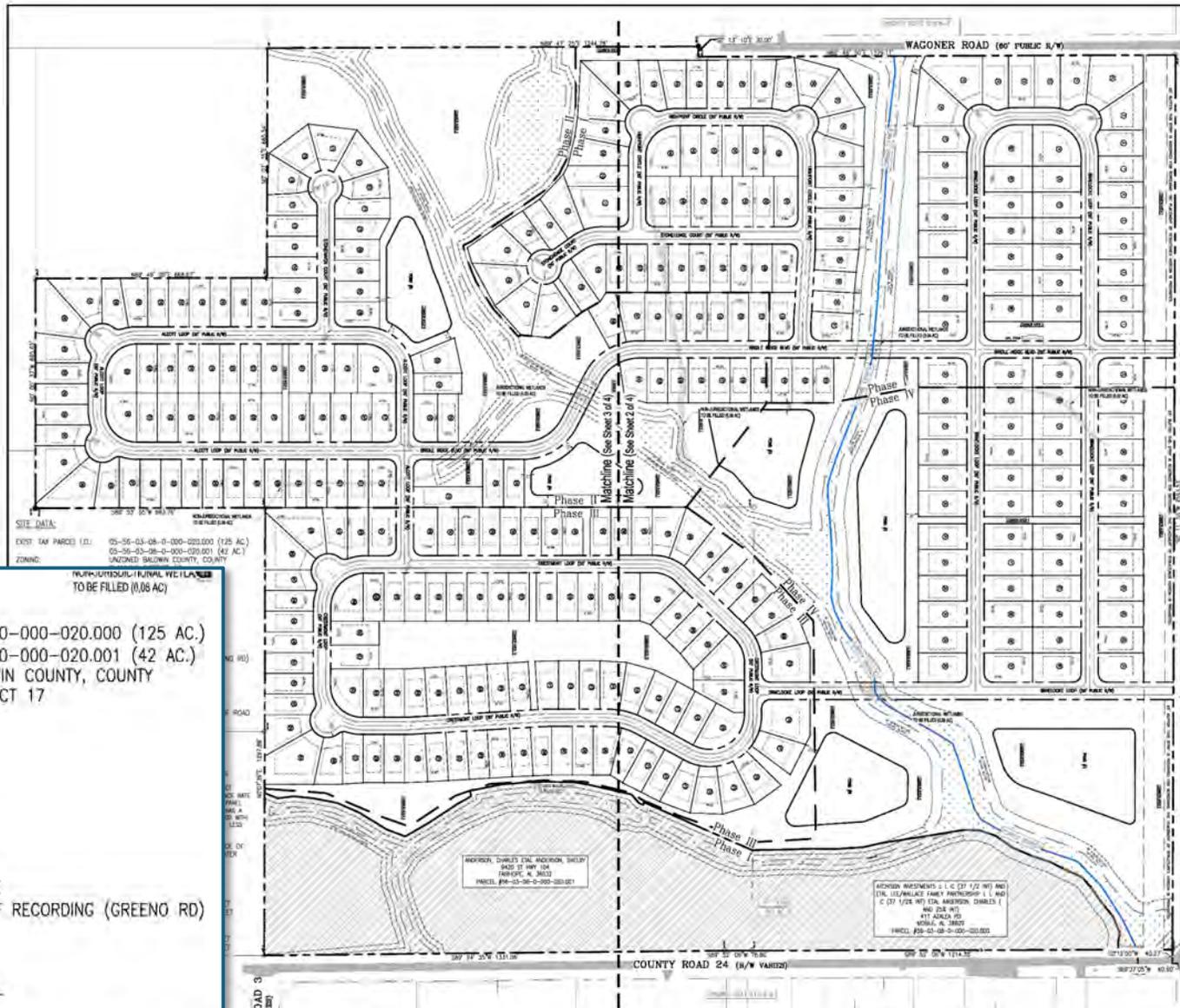
AMERICAN
WAY



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

Baldwin County Planning and Zoning Commission, August 1, 2024 Agenda



PROJECT NO: 23-0037
 DATE: 07/22/2024
 DRAWN: HBL
 CHECKED: BDS
 TITLE: PRELIM PLAT
 SHEET: 1 of 4

GRAPHIC SCALE
 1" = 120'
 (IN FEET)
 1" = 120'

LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- WETLANDS SETBACK LINE
- WETLANDS NATURAL BUFFER
- EXISTING LOT LINE
- WETLANDS
- EXISTING ASPHALT PAVEMENT
- LO# 341
- CARRIED REBAR SET OFF
- CARRIED REBAR FOUND
- REBAR FOUND
- SONIC MARKMENT FOUND
- OPEN END PIPE YOUNG
- RAILROAD SPIKE FOUND

PROPERTY DESCRIPTION:
 COMMENCING AT A RAILROAD SPIKE PURPORTED TO BE THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 7 SOUTH, RANGE 2 EAST, 11, STEPHENS MERIDIAN, BALDWIN COUNTY, ALABAMA, THENCE RUN WEST, A DISTANCE OF 43.8 FEET TO A POINT; THENCE RUN NORTH, A DISTANCE OF 80 FEET TO AN IRON PIN MARKER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 88 (GREENE ROAD) AND THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD 204 FOR THE POINT OF BEGINNING, THENCE RUN SOUTH 89 DEGREES 52 MINUTES 08 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,274.38 FEET TO AN IRON PIN MARKER; THENCE CONTINUE SOUTH 89 DEGREES 52 MINUTES 08 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 78.80 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 86 DEGREES 24 MINUTES 35 SECONDS WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 1,838.08 FEET TO AN IRON PIN MARKER BEING THE SOUTHEAST CORNER OF PARCEL "D" OF THE MCLEAN BETHEA DIVISION AS PER ITS PLAT RECORDED ON SLIC 2018-A IN THE OFFICE OF THE REGISTRAR OF DEEDS, BALDWIN COUNTY, ALABAMA, THENCE RUN NORTH 00 DEGREES 07 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE-OF SAID MCLEAN BETHEA DIVISION, A DISTANCE OF 1,297.89 FEET TO AN IRON PIN MARKER; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 55 SECONDS WEST A DISTANCE OF 882.78 FEET TO A POINT; THENCE RUN NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 605.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 49 MINUTES 00 SECONDS EAST, A DISTANCE OF 846.72 FEET TO A RAILROAD SPIKE MARKER; THENCE RUN NORTH 60 DEGREES 07 MINUTES 35 SECONDS EAST, A DISTANCE OF 885.94 FEET TO AN IRON PIN MARKER; THENCE RUN NORTH 89 DEGREES 47 MINUTES 55 SECONDS EAST, A DISTANCE OF 1,244.78 FEET TO AN IRON PIN MARKER LYING ON THE WEST RIGHT-OF-WAY LINE OF BIGGONE ROAD; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 20.60 FEET TO AN IRON PIN MARKER LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WAGONER ROAD; THENCE RUN NORTH 89 DEGREES 48 MINUTES 30 SECONDS EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1,178.11 FEET TO AN IRON PIN MARKER LYING ON THE SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 88; THENCE RUN SOUTH 00 DEGREES 11 MINUTES 50 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 2,583.53 FEET TO THE POINT OF BEGINNING.

SITE DATA:

EXIST. TAX PARCEL I.D.: 05-56-03-08-0-000-020.000 (125 AC.)
 05-56-03-08-0-000-020.001 (42 AC.)
 ZONING: UNZONED BALDWIN COUNTY, COUNTY PLANNING DISTRICT 17

MINIMUM BUILDING SETBACKS:
 FRONT YARD: 30'
 SIDE YARD: 10'
 STREET SIDE: 20'
 REAR YARD: 30'

TOTAL ACREAGE: 167 ACRES
 TOTAL NO. OF LOTS: 339
 SMALLEST LOT SIZE: 7,538 S.F.
 NET DENSITY PER ACRE: 2.04 LOTS/ACRE
 H.C.S.: 125' AT TIME OF RECORDING (GREENE RD)

PROPOSED ROADS:

LINEAR FEET OF ROADWAY: 16,396 L.F. +/-
 PAVEMENT WIDTH: 20'
 CURBING: 2.5' VALLEY GUTTER, BOTH SIDES OF ROAD
 SIDEWALKS: 5' WIDE, BOTH SIDES OF ROAD

TO BE FILLED (0.06 AC)

OWNER:
 ANCHOR INVESTMENTS LLC
 11500 W. FLORIDA STREET
 MOBILE, AL 36687
 MOBILE, AL 36687

ENGINEER:
 ANCHOR ENGINEERING
 181 NORTH SECTION ST
 FAIRHOPE, AL 36525
 TELEPHONE: (201) 458-8439
 FAX: (201) 458-8470

DEVELOPER:
 CORE DEVELOPMENT & CONSTRUCTION OF ALABAMA, LLC
 1301 GOMER BLVD
 SUITE 201
 DOWNTOWN LA PARK
 MOBILE, AL 36688

UTILITY PROVIDERS:

SEWER: CITY OF FAIRHOPE
 181 NORTH SECTION ST
 FAIRHOPE, AL 36525
 (251) 428-6933

WATER: CITY OF FAIRHOPE
 181 NORTH SECTION ST
 FAIRHOPE, AL 36525
 (251) 428-6003

POWER: WIRELESS UTILITIES
 412 EAST LABEL AVE
 MOBILE, AL 36688
 (251) 843-5081

TELEPHONE: AT&T
 2155 OLD SHELL ROAD
 MOBILE, AL 36607
 (251) 471-8381

SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 COUNTY OF MOBILE

I, DESS T. HANSON, A LICENSED SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE BOARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

WITNESSE MY HAND THIS _____ DAY OF _____ 20____

SURVEYOR
 ALABAMA LICENSE #28481



PRELIMINARY PLAT
 SADDLEBROOK SUBDIVISION
 GREENE ROAD
 FAIRHOPE, ALABAMA





October 11, 2023

Sherry Sullivan
Mayor

Dewberry Engineers, Inc
25353 Friendship Rd.
Daphne, AL 36526

Council Members:
Kevin G. Boone
Jay Robinson
Jack Burrell, ACOMO
Jimmy Conyers
Corey Martin

Regarding your availability request for PPIN 14205 (Atchison), 125 acres.

Water: Water is available through Fairhope Public Utilities.

Lisa A. Hanks, MMC
City Clerk

Sewer: Sewer is available through Fairhope Public Utilities.

Any utility upgrades will be the contractor's responsibility.

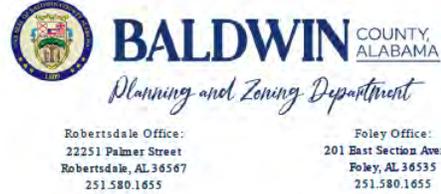
Kimberly Creech
Treasurer

Daryl Morefield
Water & Wastewater Superintendent

161 North Section St.
PO Drawer 429
Fairhope, AL 36533

251-928-2136 (p)
251-928-6776 (f)
www.fairhopeal.gov

The first version of the capacity report did not include a signature or date. That has been corrected. Staff contacted Fairhope Utilities to verify that the utility provided the numbers.



In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the project.

Subdivision/Development Name: Saddlebrook
Location of the ~~sewage~~^{water} treatment facility: Treatment plant #5 9150 County Road 32

water ADEM permit number	0000035
Current permitted capacity	9.3 million gallons per day
Current available capacity (including developments that have not come online to date)	1.3 million gallons per day

Comments:

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed above.

Thank you,
Planning and Zoning Staff



BALDWIN COUNTY, ALABAMA
Planning and Zoning Department

Robertsdale Office:
22251 Palmer Street
Robertsdale, AL 36567
251.580.1655

Foley Office:
201 East Section Avenue
Foley, AL 36535
251.580.1655

In addition to the typical "will-serve" letter for a proposed subdivision or planned unit development, please provide the following capacity information for the treatment facility that will serve the project.

Subdivision/Development Name: Saddlebrook
Location of the sewage treatment facility: 300 Section Street

ADEM permit number	AL 0020842
Current permitted capacity	4,000,000
Current available capacity (including developments that have not come online to date)	1,750,000

Comments:

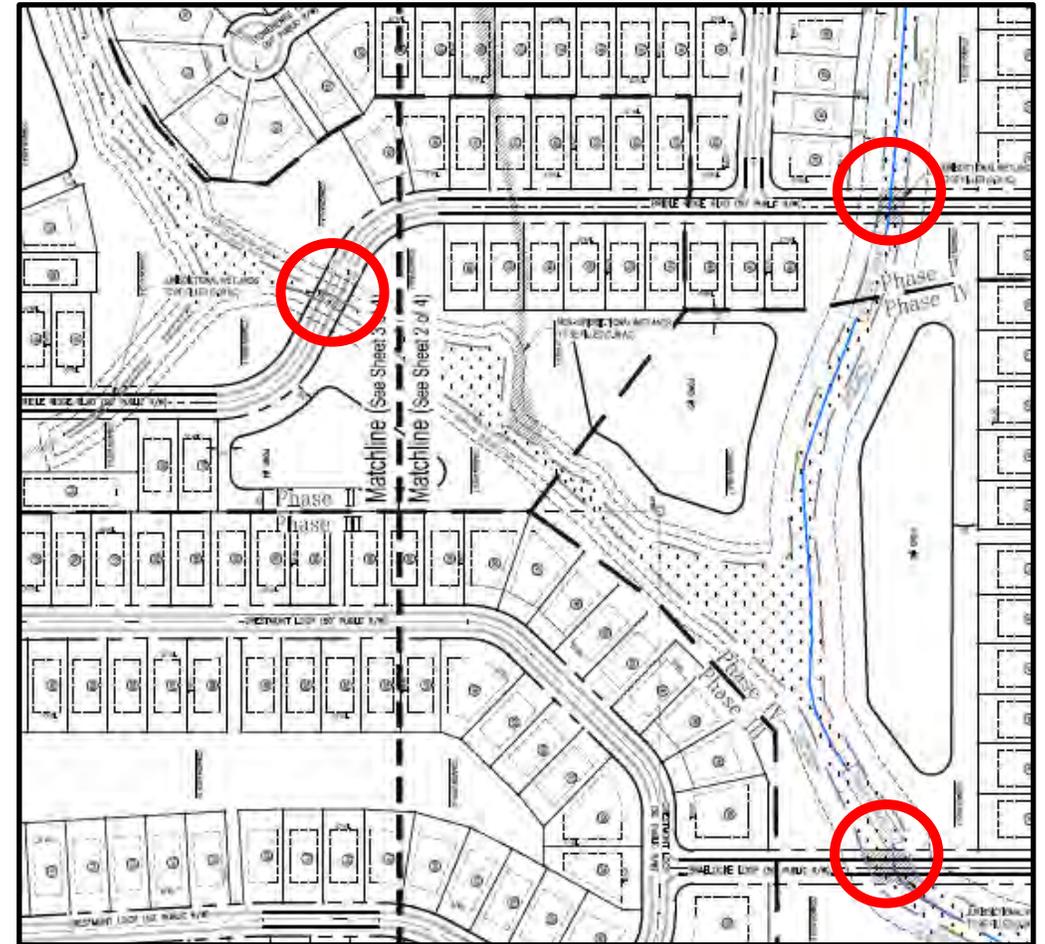
Call Dennis with questions

For questions, please contact the Robertsdale Planning & Zoning Office at the number listed above.

Thank you,
Planning and Zoning Staff

Staff comments:

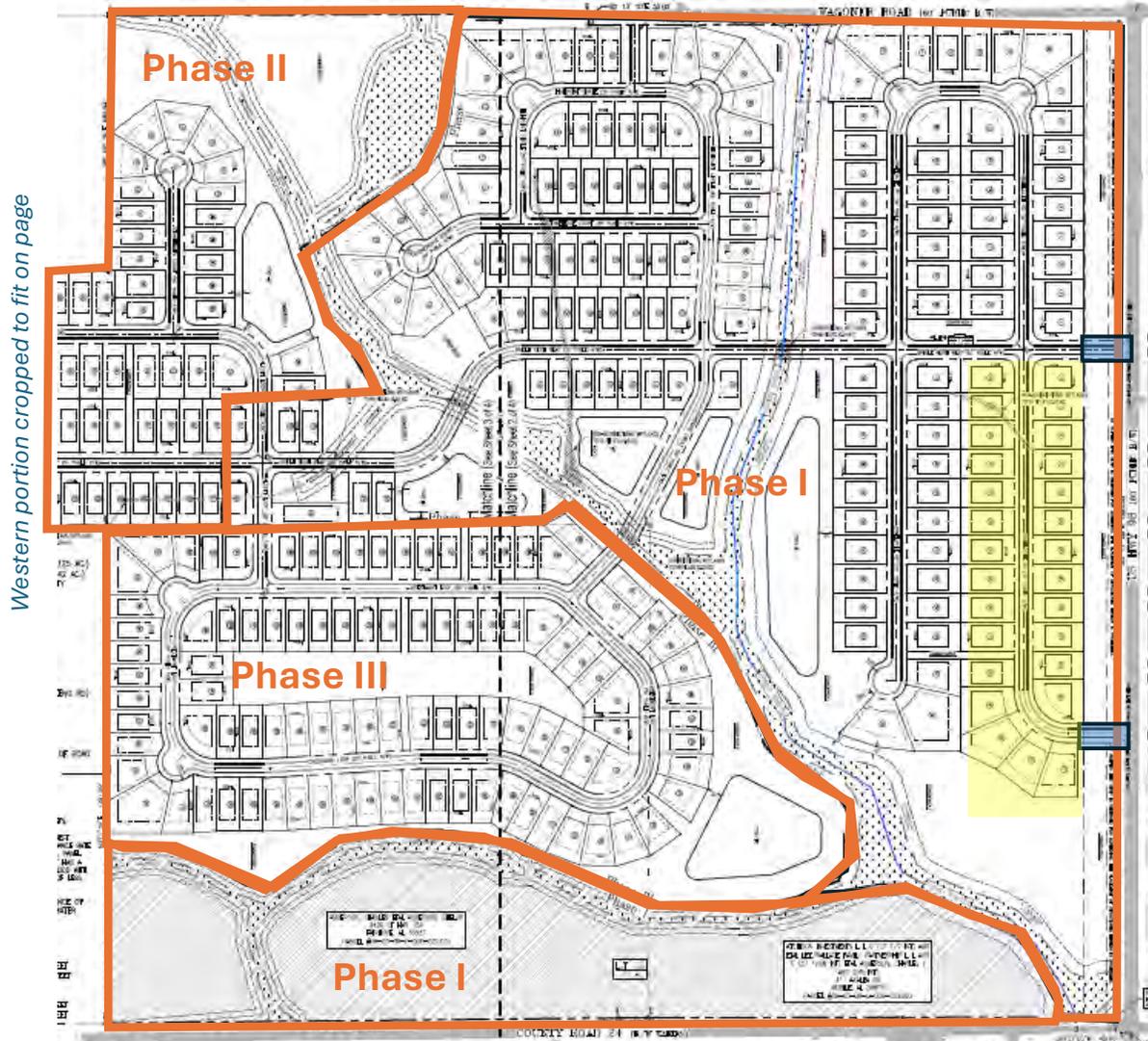
1. The revised phase lines shown on the July 22 plat are problematic. Phase I has no detention ponds. The second entrance appears to be part of Phase IV (see next slide). Phase lines must be adjusted to provide adequate drainage and access for each phase.
2. The original layout required two wetland crossings for internal roads. The revised configuration will require a third crossing. The developer has applied for a US Army Corps of Engineers (USACE) permit, but the application must be updated to reflect the new layout.
3. The original traffic study recommended left and right turn lanes on Hwy 98 for the northern subdivision entrance and a southbound left turn lane on Hwy 98 onto County Rd. 24 (see last slide). Staff will need to review the revised TIS to determine if additional improvements will be required for the southern entrance.



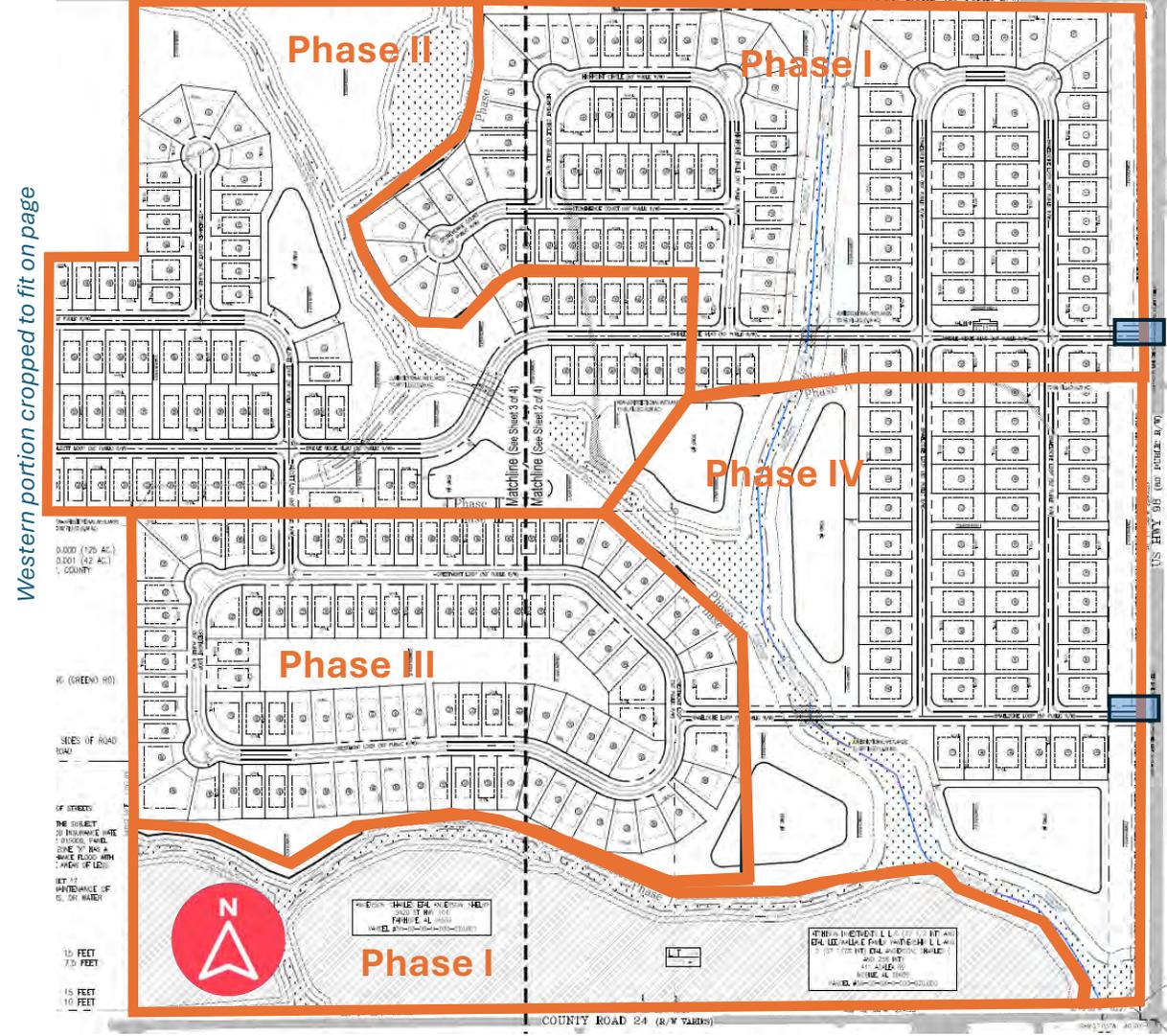
 = Proposed wetland crossing

Plat submitted **July 12** – Access to Hwy 98 was inadequate. Only 27 of the 339 lots were served directly by the southern entrance. This is **NOT** the plat being considered for approval.

■ = Entrance



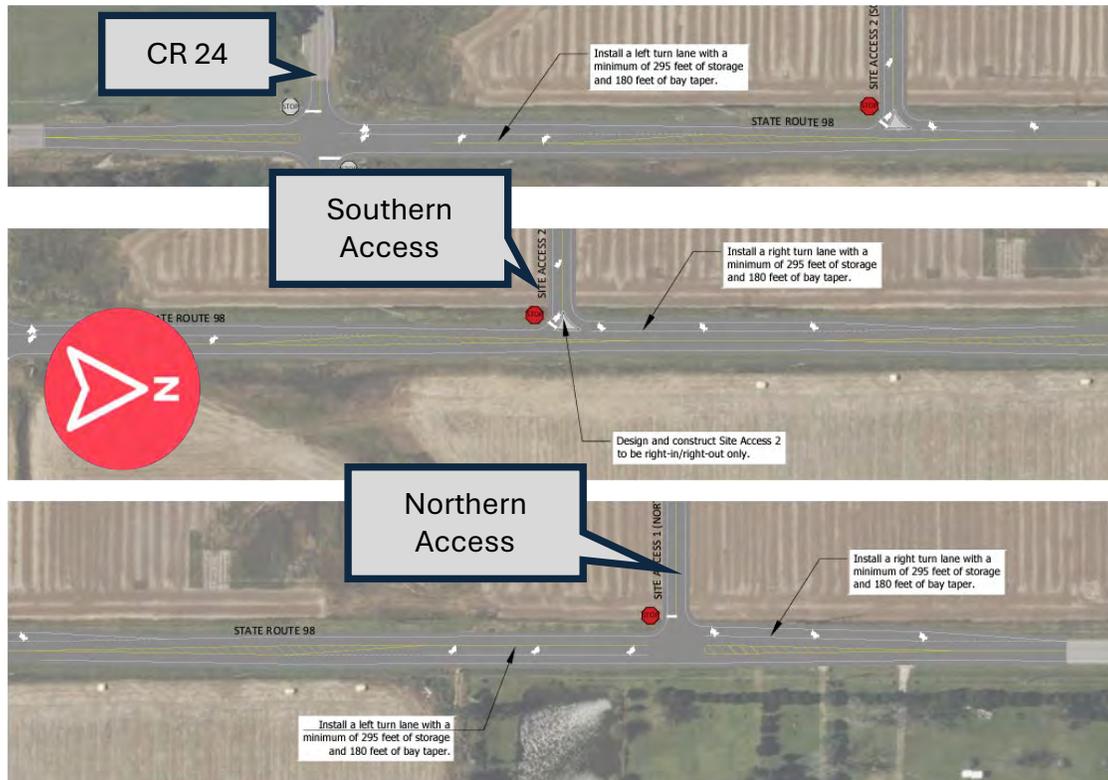
Plat submitted **July 22**- Access to Hwy 98 and internal circulation were improved. However, the phasing plan is problematic. **This is the plat being considered for approval by the Planning Commission.**



Traffic Improvements:

TIS recommendations:

- Northern entrance - Install right and left turn lanes on Hwy 98
- Southern entrance - Install right turn lane on Hwy 98. Design entrance for right-in, right-out only
- County Rd 24 – Install left turn lane on Hwy 98



Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP24-10, SADDLEBROOK SUBDIVISION, be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

1. The developer must install necessary road improvements as determined by review of the revised TIS.
2. Obtain necessary permits from ALDOT for access and improvements to Hwy 98.
3. Redraw phase lines on the July 22 plat to reflect adequate detention and access for each phase. Phase II cannot begin until both entrances onto Hwy 98 have been installed.
4. Revise USACE application for wetland crossings to reflect the new layout. Before a Subdivision Permit can be issued, USACE permits must be issued, and permit numbers must be shown on the plat.

General Conditions:

- Compliance with the Baldwin County Subdivision Regulations, including, but not limited to submission of a request for a Subdivision Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
- As required by sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
- Effective period is 2 years from approval of preliminary plat.



BALDWIN COUNTY, ALABAMA

Planning and Zoning Department

NEXT REGULAR MEETING OF THE BALDWIN COUNTY PLANNING AND ZONING COMMISSION September 5, 2024, 4:00 PM

BALDWIN COUNTY CENTRAL ANNEX | ROBERTSDALE, AL

To view the full Staff Report presentation and the public folders for each of the cases, visit the
“Upcoming Meeting Items” Planning and Zoning webpage:

<https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Scan 
for meeting details
and upcoming agenda
(when available).

